



The Lodge





# The Lodge East Street

, Martock, Somerset, TA12 6NF

A303 1.5 miles. South Petherton 2.5 miles. Yeovil, Crewkerne and Somerton 7 miles.

An extended three bedroom detached red brick former lodge, set within attractive walled gardens, together with off road parking and garage. All within walking distance of the village centre. EPC Band D.

- Walking distance of the shops
- Kitchen/breakfast room
- Three Bedrooms
- Delightful walled gardens
- Freehold
- Two reception rooms
- Rear hall, utility and cloakroom
- Small bathroom and separate WC
- Off road parking and garage
- Council tax band D

## Guide Price £350,000

### SITUATION

The Lodge is situated within the heart of this popular village. The centre of the village is made up of handsome hamstone properties including the nearby church of All Saints. The village has a thriving local community with a good selection of local shops and businesses including various pubs, hotels, small supermarket, bakery and butchers. A range of health services including, doctors' dentist and pharmacy together with a vets. There are also excellent sporting and recreational facilities including Martock recreational ground and all weather tennis courts. The A303 is within 1.5 miles, Somerton and Crewkerne 7 miles and Yeovil being a similar distance offering an excellent range of shopping, recreational and scholastic facilities, together with a mainline rail link to Exeter and London Waterloo.

### DESCRIPTION

The Lodge is constructed principally of red brick exterior elevations, set beneath an attractive tiled roof. The majority of the windows are lattice style double glazed wooden windows, some of which have attractive hamstone mullions. The property has been extended to the rear to create a spacious kitchen/breakfast room and also benefits from gas fired central heating. Although the property is in need of some updating, it offers the purchaser the ability to decorate and refit to their own specifications. The property does enjoy attractive gardens which are mainly walled together with a fine selection of trees, lawned gardens, raised beds and a useful summerhouse. The property also enjoys the benefit of off road parking and a single garage.





## ACCOMMODATION

A wooden door leads into the entrance hallway with stairs to the first floor and window to side. Sitting room with a carved minster stone fireplace and bay window to front. The adjoining dining room has an open brick fireplace with a quarry tiled hearth, with recessed cupboard to side and bay window to side, four wall light points and exposed floorboards. Rear hallway with attractive tiled floor with large mat well and stable door leading to the front. There is a cloakroom with low level WC, window to side and a wall mounted Worcester gas fired boiler, along with tiled flooring. Utility room with single drainer sink, mixer taps, together with adjoining worktops and a range of cupboards and drawers, space and plumbing to washing machine, window to rear and further storage cupboard. The kitchen/breakfast room enjoys a vaulted ceiling with exposed beams and has windows on three aspects, together with attractive tiled flooring, recessed shelving and some exposed brickwork. The kitchen is well fitted and comprises; large stainless steel bowl with single drainer and mixer taps over, adjoining tiled worktops with a range of floor and wall mounted cupboards and drawers. Integrated appliance including Zanussi hob with extractor over, Electrolux double oven and grill, together with fridge, freezer and dishwasher.

Landing with trap access to roof void. Bedroom one with fitted wardrobes and window to side. Bedroom two with fitted wardrobe and linen cupboard, with radiator, exposed floorboards and window to side. Bedroom three with exposed floorboards and window to front. Cloakroom with low level WC and window to side. Bathroom with small enamelled bath with shower attachment, along with a pedestal wash hand basin and window to side.

## OUTSIDE

A wrought iron gate with rose arch with steps and flagstone path, leads to the front door. Immediately in front of the property is a stone wall with flower borders and a well clipped Holly tree. Wrought iron gate and railings to side and stone walling where there is a paved area with a magnificent Magnolia and Fig tree. The main gardens lie to the side of the property and are protected by stone walls. The gardens are well laid out and comprise a pond with paved area beyond with a Brambly apple tree and Fig tree. There are attractive flower and shrub borders, together with a selection of other trees and beyond which is a lawned garden. There are two raised vegetable beds, a selection of fruit trees and a fine Silver Birch. At the far end of the garden is a useful tool shed and summerhouse connected with power and light.

To the side of the property, a pathway leads around to the rear with a useful cold water tap and two well clipped bushes, along with raised borders. A wrought iron gate leads to the side of the property, where there is off road parking within Little Orchard, which is a private no-through road. Opposite can be found a single garage which is approached through double timber doors.

## SERVICES

All mains services are connected.

Gas fired central heating.

Broadband Availability : Standard and Ultrafast (ofcom)

Mobile Availability : EE, Three, O2 and Vodafone - some services are limited (ofcom)

Flood Risk Status : Very low risk (environment agency)

## VIEWINGS

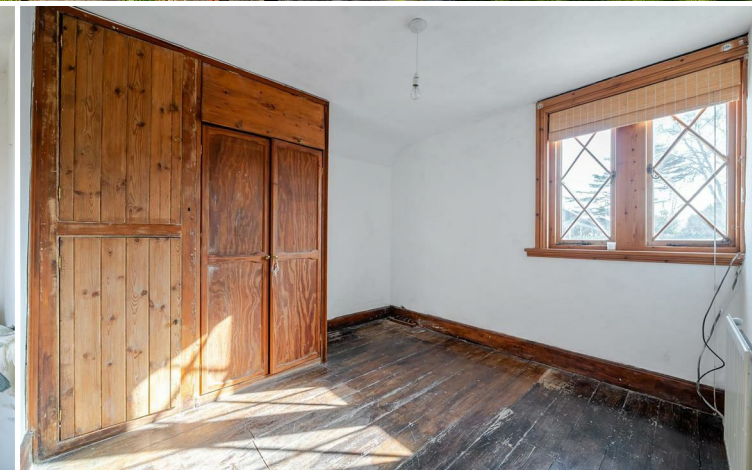
Strictly by appointment through the vendors selling agents Stage, Yeovil office. Telephone 01935 475000.

## DIRECTIONS

Between South Petherton and Cartgate roundabout on the A303, take the exit to Martock and enter the village along Stoke Road. Having passed the recreational ground, continue across the mini-roundabout to Church Street. Follow the road around to the right passing the church and in the centre of the village, at The Pinnacle turn right into East Street, passing The White Hart Hotel and post office. Shortly afterwards The Lodge will be seen on the left hand side, clearly identified by our For Sale board.

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01935 475000 or via email [lettings@stags.co.uk](mailto:lettings@stags.co.uk)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

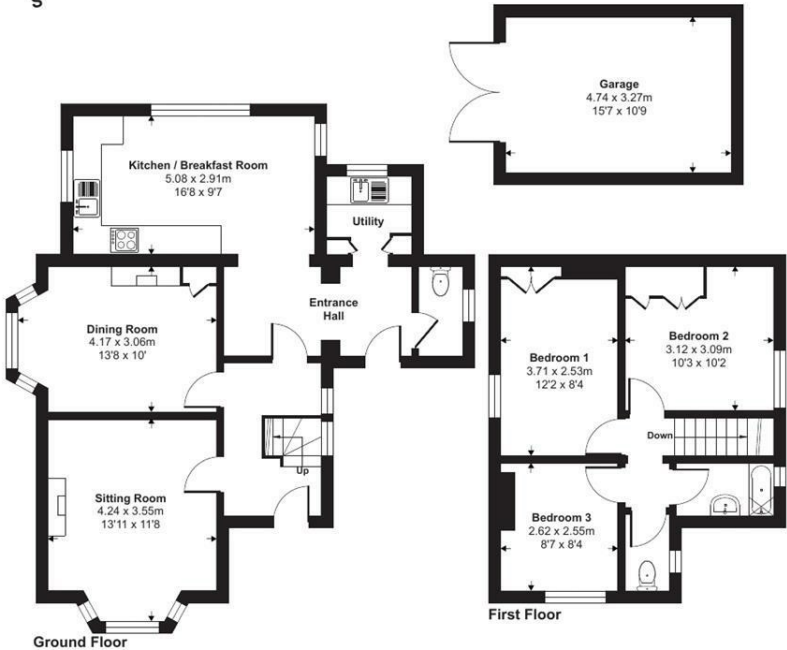
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01935 475000



Approximate Area = 1064 sq ft / 98.8 sq m  
Garage = 167 sq ft / 15.5 sq m  
Total = 1231 sq ft / 114.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1265187