



Asking Price £77,000 Leasehold

2 Bedroom, Apartment - Retirement

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Churchill
Sales & Lettings
Retirement Property Specialists

Swallowfields Court

Swallowfields is a development of thirty three houses, bungalows and flats situated in the pretty village of Martock, just outside Yeovil. There is a communal lounge for socials; outside the gardens are pleasant and well kept. The court is walking distance from local shops and the village which has a lovely old church backing onto fields, and a good local pub, The White Hart. There is a mixture of one and two bedroom flats, two bedroom bungalows and three bedroom houses.

Swallowfields Court has been designed with safety and security at the forefront. Each apartment has an emergency Careline system installed, monitored by the onsite Local Housing Manager during their working hours and 24 hours, 365 days a year by the Careline team. A Careline alarm and secure entry system provide unrivalled peace of mind.

Swallowfields Court is managed by the award-winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every development and owner.

Swallowfields Court accepts residents over the age of 60.



Property Overview

TWO BEDROOM RETIREMENT APARTMENT WITH BALCONY IN MARTOCK

Churchill Sales & Lettings are delighted to be marketing this wonderful two bedroom first floor apartment with balcony. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge offers ample space for living and dining room furniture. The balcony is accessed via the lounge through double sliding doors, providing ample natural light into the room.

The Kitchen is accessed via the lounge and offers a range of eye and base level units with working surfaces. There is a built-in oven, 4-ring hob with extractor along with a fridge/freezer.

Bedroom one is a generous double room with a useful built in storage cupboard/wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom two can be used as a single bedroom or could be used as a study, dining room or hobby room.

The Shower room offers a large shower tray with handrail, towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this apartment are two useful storage cupboards located in the hallway.

Contact us today to arrange your viewing at Swallowfields Court!



Features

- Two bedroom apartment
- Balcony
- Parking for owners and visitors
- Wonderful gardens
- 24 hour careline system for safety and security
- Development manager based on site
- Owners lounge



Key Information

Service Charge (Year Ending March 2027): £3,114.54 per annum

Approximate Area = 568 sq ft / 52.8 sq m
For identification only - Not to scale

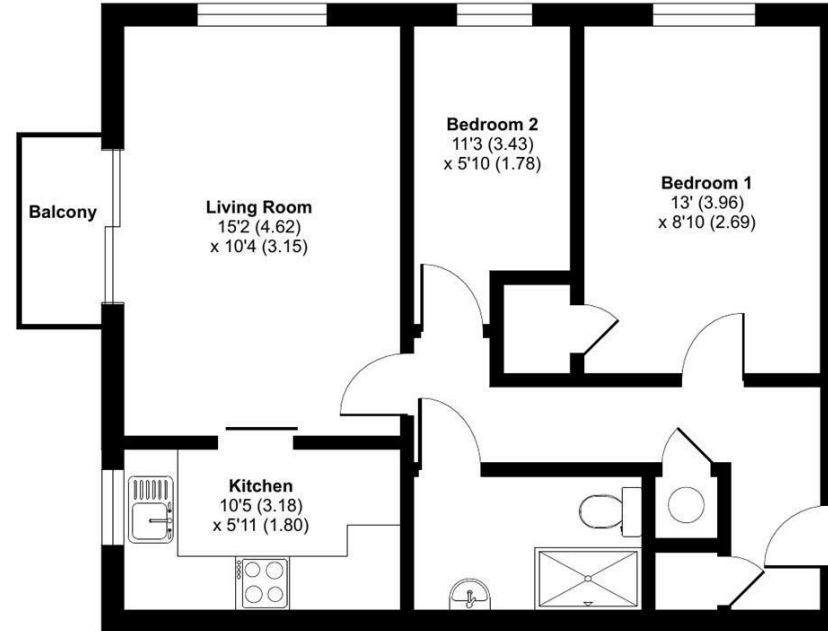
No Ground Rent Collected

Council Tax: Band A

125 year lease commencing January 1997

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, communal cleaning, communal utilities and maintenance, grounds maintenance.



FIRST FLOOR

EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1454968

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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