

# Towers Wills

Town & Country

Offers In Excess  
Of  
£325,000



## 24 Lavers Oak, Martock, Somerset, TA12 6HG

Towers Wills are delighted to offer this detached property in this very desirable cul-de-sac, in the popular village of Martock, internal inspection comes highly recommended and briefly comprises of the following: hall, lounge, dining room, kitchen, cloakroom, four bedrooms, family bathroom, good size rear garden, off road parking and integral garage. The property benefits from no onward chain, priced for immediate interest and early viewing is advised.

### Key Features

- Detached
- Four bedrooms
- Desirable location
- NO ONWARD CHAIN
- Parking and garage
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### **Storm Porch**

Door leading into the:

### **Hall**

With stairs to first floor landing, radiator, central heating thermostat, coved ceiling and door leading into the garage.

### **W.C 0.87m x 2.55m**

With window outlook to the side, low level w.c, pedestal hand basin and part tiled to splashback.

### **Lounge 3.91m x 4.30m**

With window outlook to the front, radiator, TV point and sliding door leading to the dining room.

### **Dining Room 2.56m x 3.57m**

With radiator and sliding doors leading out to the rear.

### **Kitchen 2.56m x 4.82m**

Fitted with timber effect work tops, pattern doors with a range of units, space for freestanding gas cooker, space for fridge freezer, plumbing for washing machine, radiator and two windows with outlook to the rear and door leading out to the lobby area.

### **Side Lobby**

With doors leading out to the front and rear.

### **First Floor Landing**

With hatch to roof space, window with outlook to the front and radiator.

### **Bedroom One 3.54m x 3.89m**

With window outlook to the front and radiator.

### **Bedroom Two 3.89m x 3.54m**

With window outlook to the front and radiator.

### **Bedroom Three 3.14m x 3.51m**

With window outlook to the rear and radiator.

### **Bedroom Four 2.49m x 3.05m**

With window outlook to the rear and radiator.

### **Bathroom 2.15m x 3.49m**

A good size bathroom fitted with coloured suite, panel bath with shower over, bidet, w.c, pedestal hand basin with part tiled splashback, radiator, window with outlook to the rear and cupboard.



## Garden

To the front of the property there is a lawned area whilst to the rear the garden is of a good size, being mostly laid to lawn with patio area, shed, greenhouse, enclosed by lap panel fencing and benefits from side access.

## Parking

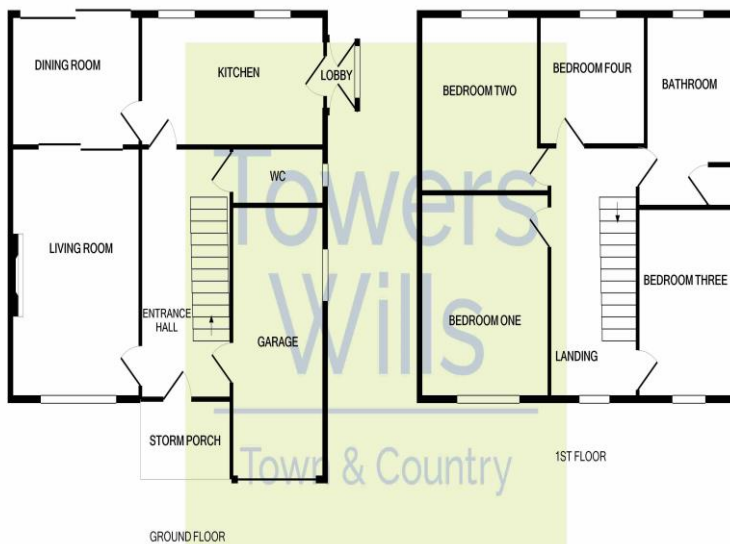
There is a drive leading into the integral garage.

## Integral Garage

With 'up and over' door, light, power and houses the boiler.

## Floor Plan

## Energy Efficiency



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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