

Towers Wills

Town & Country

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2, Franklyn Place, Kingsbury Episcopi, Martock,
Somerset TA12 6AZ

Guide Price **£280,000**

Towers Wills are pleased to welcome to the market this immaculately presented three bedroom property situated in the highly sought after village of Kingsbury Episcopi. The property has vast to offer from open plan kitchen dinner, breakfast room, three bedrooms, shower room, living room and views from the rear towards St. Martins church. The current owners have landscaped the rear gardens to make this a green fingers paradise.

Description

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Entrance Hall

With flagstone blue lias flooring, radiator, access to living room, kitchen and stairs rise to the first floor.

Living Area

With radiator, double glazed UPVC window and a fireplace (which can be open subject to flue line checks) making this the feature of the room.

Kitchen/Dining Area

With plenty of wall and base units, a Belfast sink with drainer, Samsung electric oven and four ring electric hob, space for washing machine, fireplace also situated in this room flagstone blue lias flooring throughout.

Breakfast/Sun Room

With two skylights, a window and door to the rear creating a wealth of light in this area and leading into the kitchen, space for freestanding fridge freezer, storage cupboard, tiled flooring, housing the oil-fired central boiler and access to the downstairs shower room.

Downstairs Shower Room

Comprising of corner unit with electric shower, space for storage, wash hand basin, heated towel rail, tiled flooring and window to the rear.

First Floor Landing

A light and airy landing with window to the front and giving access to all three bedrooms and w.c.

Bedroom One

A double proportion with radiator, UPVC double glazed window with views over to the garden and St. Martin's Church.

W.C

With wash hand basin and w.c.

Bedroom Two

With radiator, double storage cupboard, window with views over to the front and open green area and feature fireplace.

Bedroom Three/Office

Window with views over to the front and open green area, double storage cupboard and radiator.

Outside

Key Features

- Sought after village location
- Immaculately presented
- Three bedrooms
- Landscaped gardens
- Open Plan living

Contact Us

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Rear Garden

The rear garden is split into two sections of area. The first section with gravel, 4-seater table, oil tank and a pathway to the right-hand side leading up to the remainder of the garden. The second section of garden is predominately laid to lawn through the middle with floral beds, apple tree and with summerhouse, storage cupboard/shed to the rear and handy for garden tools. There are views again of the Church that can be seen from the garden, to sit and enjoy on the summer sunny days.

Summerhouse

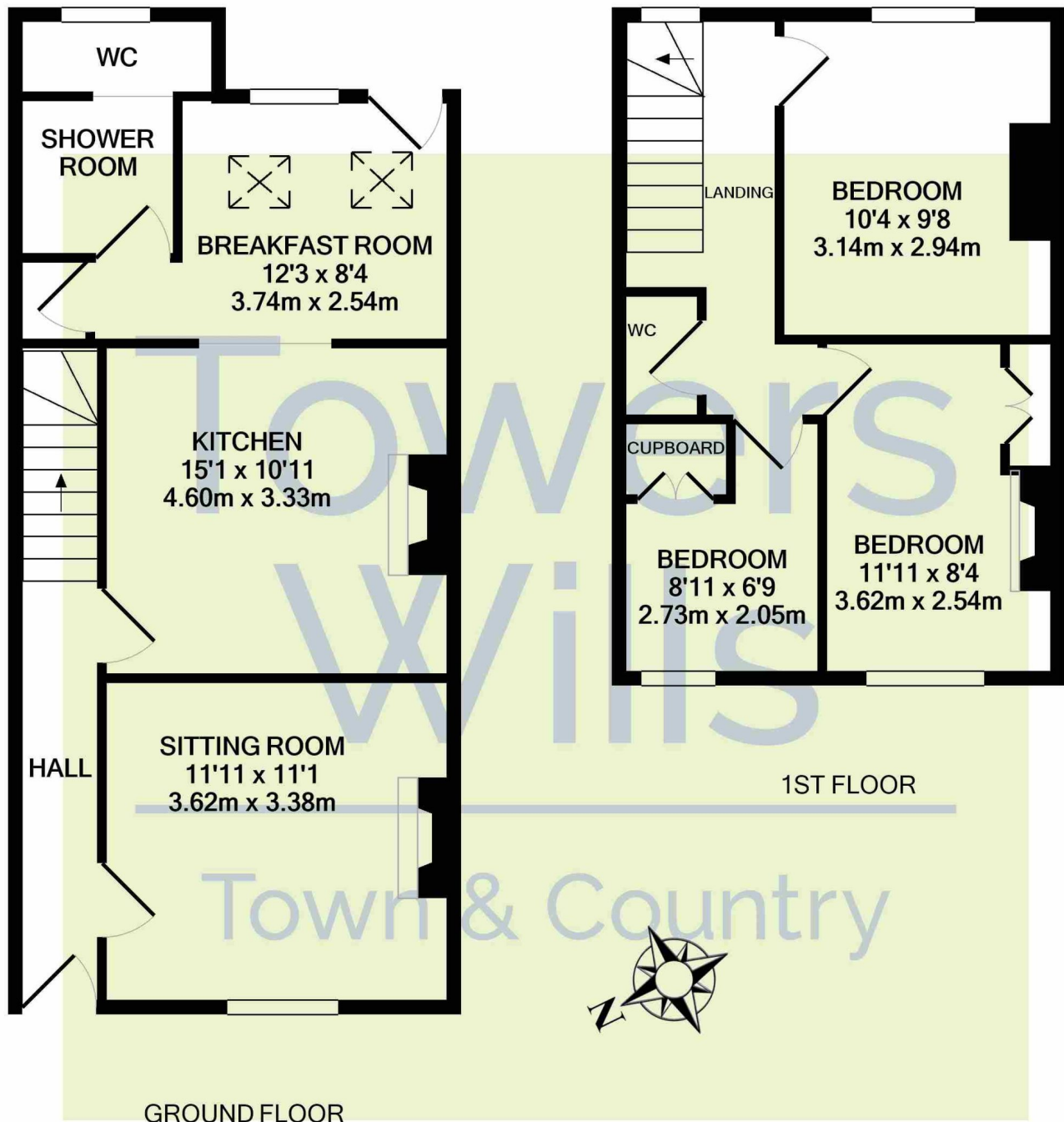
Being less than a year old; with light and power connected.

Front Garden

Stairs rise to the front door with a hardstanding area with hedge borders.



Floor Plan



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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