

# Towers Wills

Town & Country

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31, Paulls Close, Martock, Somerset TA12 6DE

Offers Over **£110,000**

Towers Wills are delighted to be chosen to bring to market this one bed ground floor apartment situated in the sought after village location of Martock, with many local amenities nearby. The flat benefits from a secure allocated parking space, while inside an open plan kitchen/living area, double bedroom and shower room and storage throughout. An ideal first time buy or investment.

## Description

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## Entrance Hall

With two storage cupboards and housing the hot water cylinder, radiator and window to the rear.

## Bedroom

With double glazed window to the front, radiator and double storage cupboard.

## Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, heated towel rail, tiled floor and frosted window to the rear.

## Open Plan Living/Kitchen

### Living Room

With double glazed window to the front, radiator and being open plan to the kitchen.

### Kitchen Area

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel sink/drain, space for fridge/freezer, space for washing machine, NEFF double electric oven with hob over, four ring hob and window overlooking the allocated parking space.

## Outside

There is one allocated parking space.

## Agents Note

Lease hold length - 83 years remaining

Ground Rent- None

Service Charge - £142.63 a month = £1711.52pa also communal area gardening: £110.00pa

## Key Features

- Desirable village location
- Open plan Living
- Allocated parking space
- Ground Floor
- One Bedroom

## Contact Us

### Towers Wills Estate Agents - Yeovil

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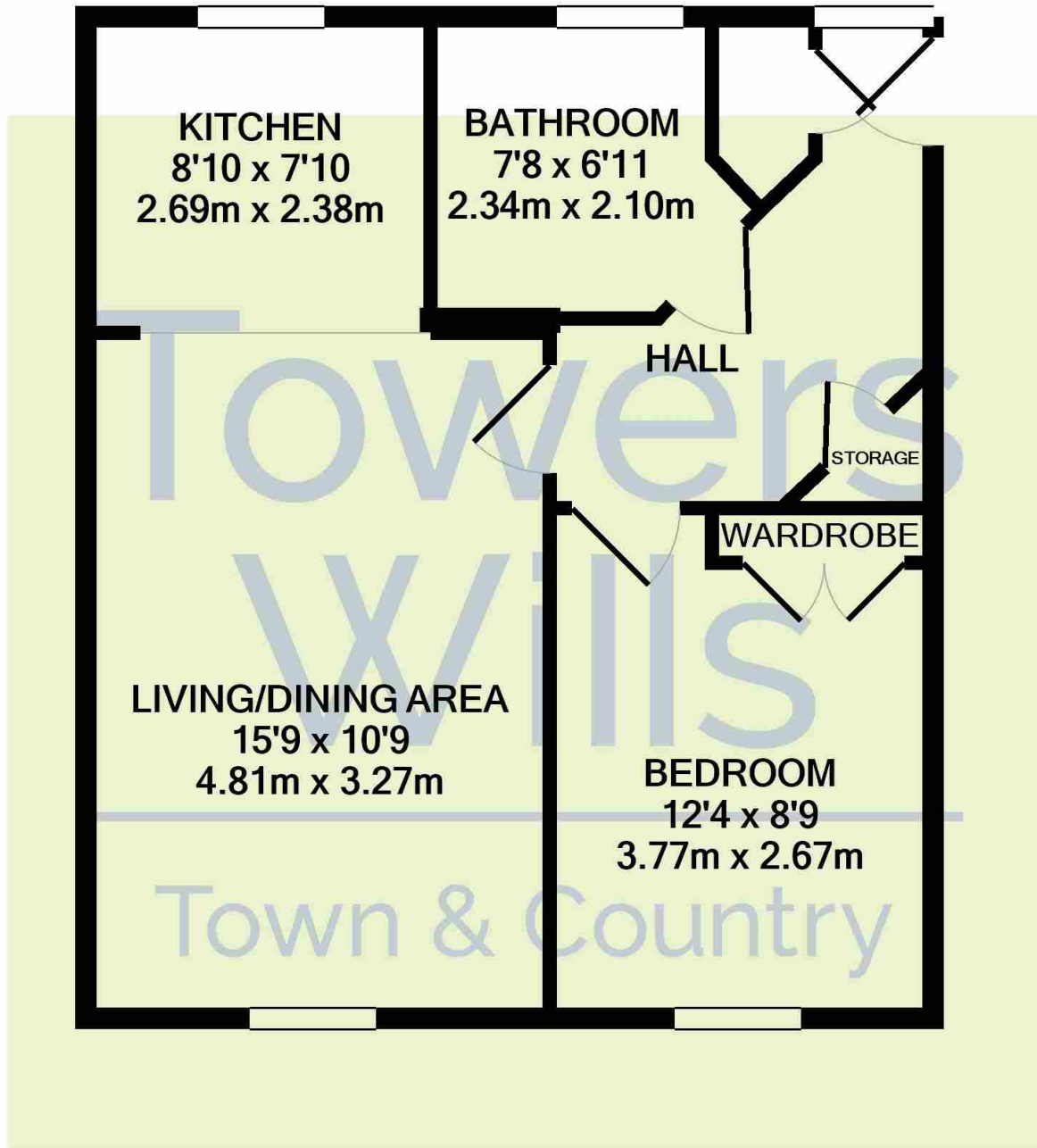
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# 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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**Towers Wills**

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