

Towers Wills

Town & Country

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42, Vincent Way, Martock, Somerset TA12 6DG

OIEO £130,000

Towers Wills are pleased to welcome to the market this ideal first time buy/investment opportunity. This first floor flat is located in the very desirable village of Martock, priced for immediate interest and briefly comprises of: hall, cloak cupboard, lounge diner, kitchen, two good size bedrooms, bathroom and allocated parking for two vehicles.

Entrance door leading into the:

Hall

With airing cupboard housing the hot water cylinder, further cupboard for storage, Intercom system, electric heater and telephone point.

Kitchen 2.07m x 2.30m

Fitted with pattern worktops and a range of wall and base units, stainless steel sink drainer unit, plumbing for dishwasher, plumbing for washing machine, space for freestanding electric cooker, part tiled walls and window with outlook to the front.

Lounge Diner 3.83m x 4.46m – plus recess for dining table

A light and spacious room with two windows with outlook to the rear, electric radiator and TV point.

Bedroom One 3.31m x 3.17m

With window outlook to the front, TV point and electric heater.

Bedroom Two 2.71m x 3.88m

With window outlook to the rear and electric heater.

Bathroom 1.52m x 2.57m

Fitted with a white suite, panel bath with shower over and side screen, w.c, wash hand basin with vanity unit and double cupboard under, shaver point, part tiled walls, electric towel rail and window with outlook to the front.

Parking

There is allocated parking for two vehicles.

Agents Note

We have been informed by the vendor that the lease was 125 years from 2005.

Service Charges

Approximately £410.46 per annum – this includes service charge cleaning, communal utilities, service charge for health and safety, management fee, buildings insurance and ground rent.

Key Features

- First Floor Flat
- Two Good Size Bedrooms
- Ideal First Time Buy/Investment Opportunity
- Desirable Village Location
- Two Allocated Parking Spaces
- Priced for Immediate Interest
- Early Viewing Advised

Contact Us

Towers Wills Estate

Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

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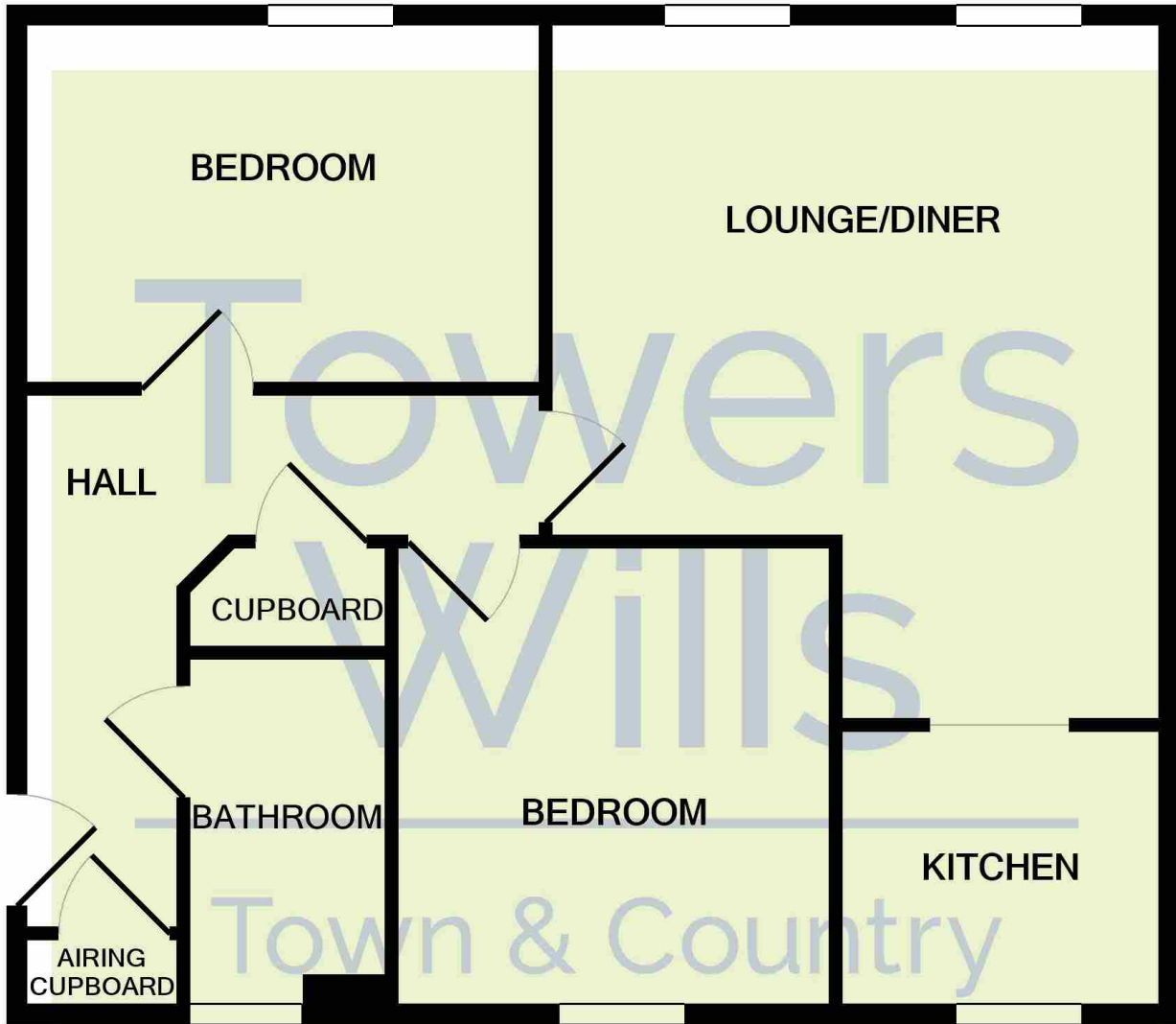
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	52 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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