

# Towers Wills

Town & Country

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**38, Vincent Way, Martock, Somerset TA12 6DG**

**Offers Over £130,000**

Towers Wills welcome to the market this well presented ground floor flat located in the desirable village of Martock, an ideal first time buy/investment opportunity and briefly comprises; hall, storage cupboard, lounge/diner, two good size bedrooms, kitchen, modern shower room and allocated parking for one vehicle.

## Entrance door leading into the:

### Hall

With intercom system, storage cupboard and Economy 7 night storage heater.

### Lounge 3.33m x 3.91m

With window outlook to the side, Economy 7 night storage heater, TV point, telephone point and being open plan to the dining area.

### Dining Area 2.45m x 3.35m

With cupboard housing the hot water cylinder, storage and door leading out to the side.

### Kitchen 2.11m x 2.37m

Fitted with pattern worktops with a range of wall and base units, a stainless steel sink drainer unit with mixer tap, space for freestanding electric cooker with black glass splashback, plumbing for washing machine, space for fridge freezer, part tiled walls and window with outlook to the side.

### Bedroom One 2.67m x 2.39m plus entrance 1.77m x 2.08m

With window outlook to the side, Economy 7 night storage heater, TV point and telephone point.

### Bedroom Two 2.85m x 2.99m

With window outlook to the rear and Economy 7 night storage heater.

### Shower Room 1.98m x 2.12m

A modern fitted shower room fitted with shower, pedestal hand basin, w.c, shaver point, part tiled walls and extractor fan.

### Agents Note

We have been informed by the vendor that the service charge is 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.

### Lease

The lease is approximately 110 years remaining.

### Council Tax

South Somerset District Council  
Council Tax – Band A

## Key Features

- Ground Floor Flat
- Two Bedrooms
- Ideal First Time Buy/Investment Opportunity
- Desirable Village Location
- Allocated Parking
- Early Viewing Advised

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

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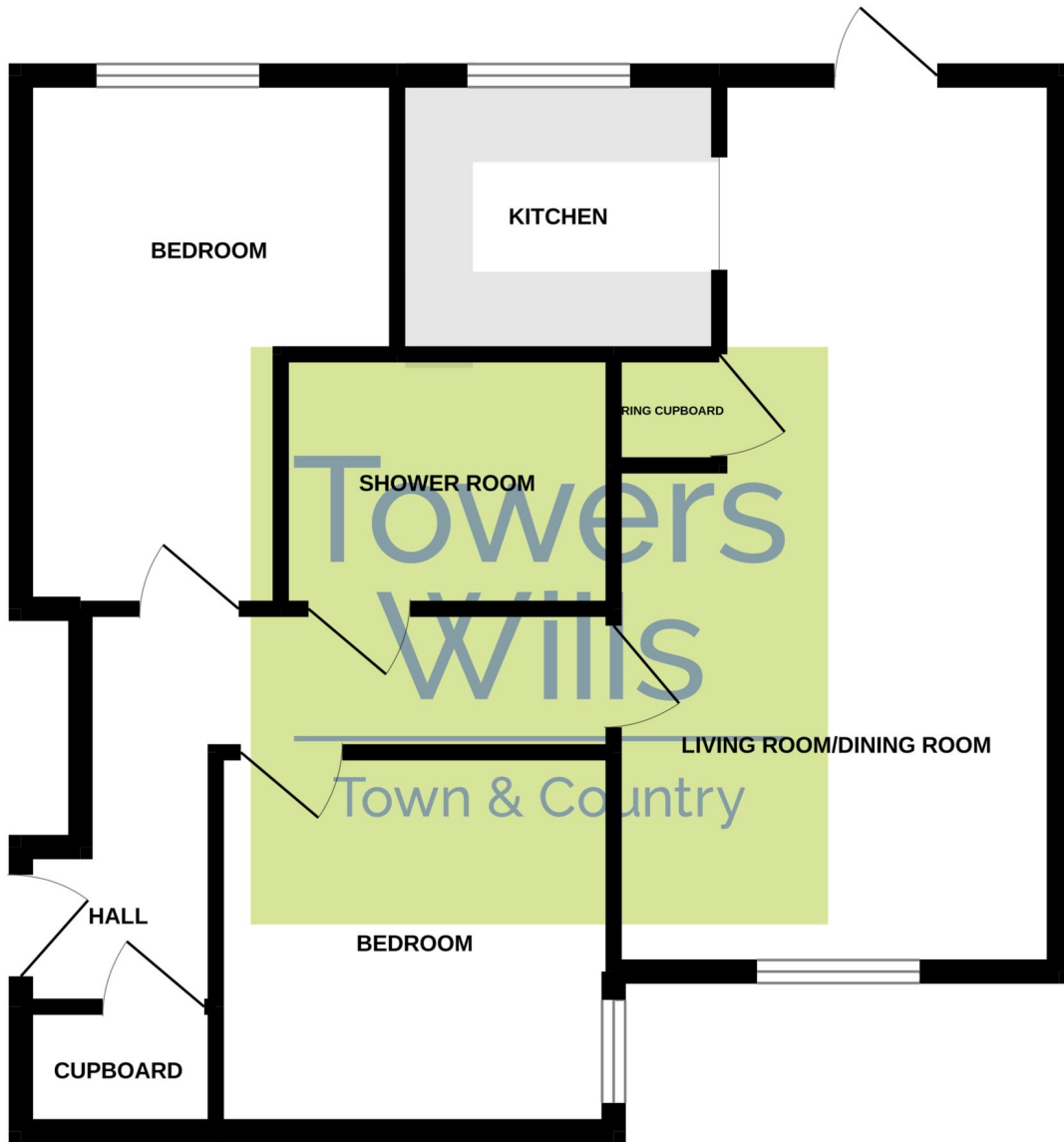
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# Floor Plan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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