

Towers Wills

Town & Country

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19, Marwin Close, Martock, Somerset TA12 6HJ

Guide Price £240,000

Towers Wills are pleased to welcome to the market this semi-detached property in a popular village location, situated in a cul-de-sac position and briefly comprises; hall, lounge/diner, kitchen, conservatory, three bedrooms, family bathroom, rear garden, ample off road parking and garage.

Entrance door leading into the:

Hall

With tiled floor, stairs to first floor landing, radiator and under stairs storage area.

Kitchen 2.64m x 2.71m

Fitted with timber effect worktops and cream doors with a range of wall and base units, a round stainless steel sink drainer unit with mixer tap, four ring gas hob with oven under, splashback and stainless steel hood over, space for slimline dishwasher, Worcester boiler and door leading into the conservatory.

Conservatory 2.40m x 4.80m

With tiled floor, plumbing for washing machine, radiator and doors leading out to the side and rear.

Lounge 3.06m x 3.54m – maximum measurements

With window outlook to the front, radiator, laminate flooring and being open plan to the dining room.

Dining Room 2.68m x 2.85m

With continuation of laminate flooring and double doors leading into the conservatory.

First Floor Landing

With hatch to roof space and airing cupboard housing the hot water cylinder.

Bedroom One 2.96m x 3.17m plus entrance recess

Window with outlook to the rear and radiator.

Bedroom Two 2.81m x 2.65m plus entrance recess

Window with outlook to the front and radiator.

Bedroom Three 1.81m x 2.60m to include bulkhead over the stairs

Window with outlook to the front and radiator.

Bathroom 1.43m x 2.41m

Fitted with a white suite comprising bath with shower over, pedestal hand basin, low level w.c, radiator, part tiled walls and window with outlook to the rear.

Outside

Rear Garden

To the rear the garden is mostly laid to lawn with gravel area, is enclosed by hedging and lap panel fencing and benefits from a gate leading to the front.

Parking

There is off road parking on the drive for a couple of vehicles and in turn leads to the garage.

Key Features

- Semi Detached
- Three Bedrooms
- Village Location
- Ample Off Road Parking
- Garage
- Cul-de-sac Position
- Priced for Immediate Interest

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Garage

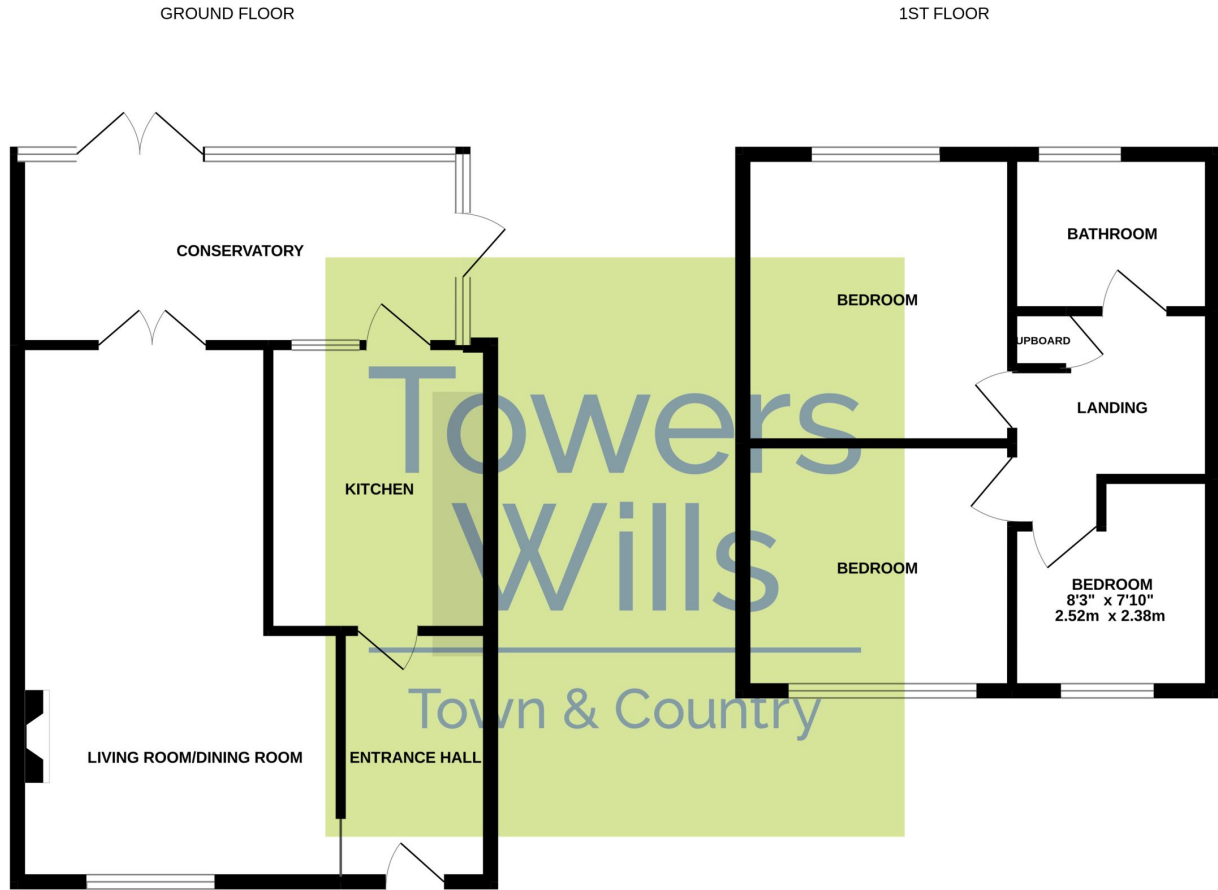
With 'up and over' door and door leading into the garden.

Agents Note

The property has planning permission to demolish the existing garage and conservatory and to construct a single storey rear extension and two storey side/rear extension. Application No: 22/01037/HOU – please see application number for further information.



Floor Plan



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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Towers Wills

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