

# Towers Wills

Town & Country

☎ 01935 577 032 | 01460 298 530 | ✉ [info@towerswills.co.uk](mailto:info@towerswills.co.uk)



**30, Water Street, Martock, Somerset TA12 6JN**

**£195,000**

Towers Wills are delighted to bring to market this well-presented end of terraced cottage situated in the popular village of Martock. The property benefits from off-road parking, low maintenance outside space (set above the local brook), modern kitchen/diner, lounge, two bedrooms and modern shower room. Additionally, there is an outbuilding which acts as a useful store area/utility. For more information and to book a viewing, please contact Towers Wills.

## Front door leading to the:

### Lounge 3.67m x 3.67m – maximum measurements

Double glazed window to the front, double glazed door to the front and radiator.

### Kitchen/Diner 3.82m x 3.67m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with one bowl carbon composite sink drainer, double glazed windows to the rear and side, double glazed door to the side, integrated fridge freezer, integrated microwave, integrated electric oven, integrated gas hob with extractor fan over, integrated dishwasher and stairs leading to the first floor.

### First Floor Landing

Includes loft hatch.

### Shower Room

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the side, extractor fan, heated towel rail, shaver point and cupboard that houses the gas combi boiler.

### Bedroom One 3.67m x 3.39m

Double glazed window to the front, radiator and built-in wardrobe.

### Bedroom Two 1.86m x 3.84m – maximum measurements

Double glazed window to the rear and radiator.

### Outbuilding 3.77m x 1.77m

To the rear of the property is a separate outbuilding with single glazed windows to the front and rear, wooden door access, power, light and plumbing for washing machine.

### Rear Garden

The rear garden is mainly laid to patio with a summerhouse and backs on to a stream.

### Driveway

There is a driveway to the front for one vehicle.

### Agents Note

The neighbouring property has right of way across the rear of 30 Water Street and across their rear garden. For further details, please contact Towers Wills.

## Key Features

- Well Presented Throughout
- Popular Village Location
- End of Terrace Cottage
- Two Bedrooms
- Driveway
- Rear Garden
- Outbuilding

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill  
Yeovil

Somerset

BA202RF

T: 01935 577032

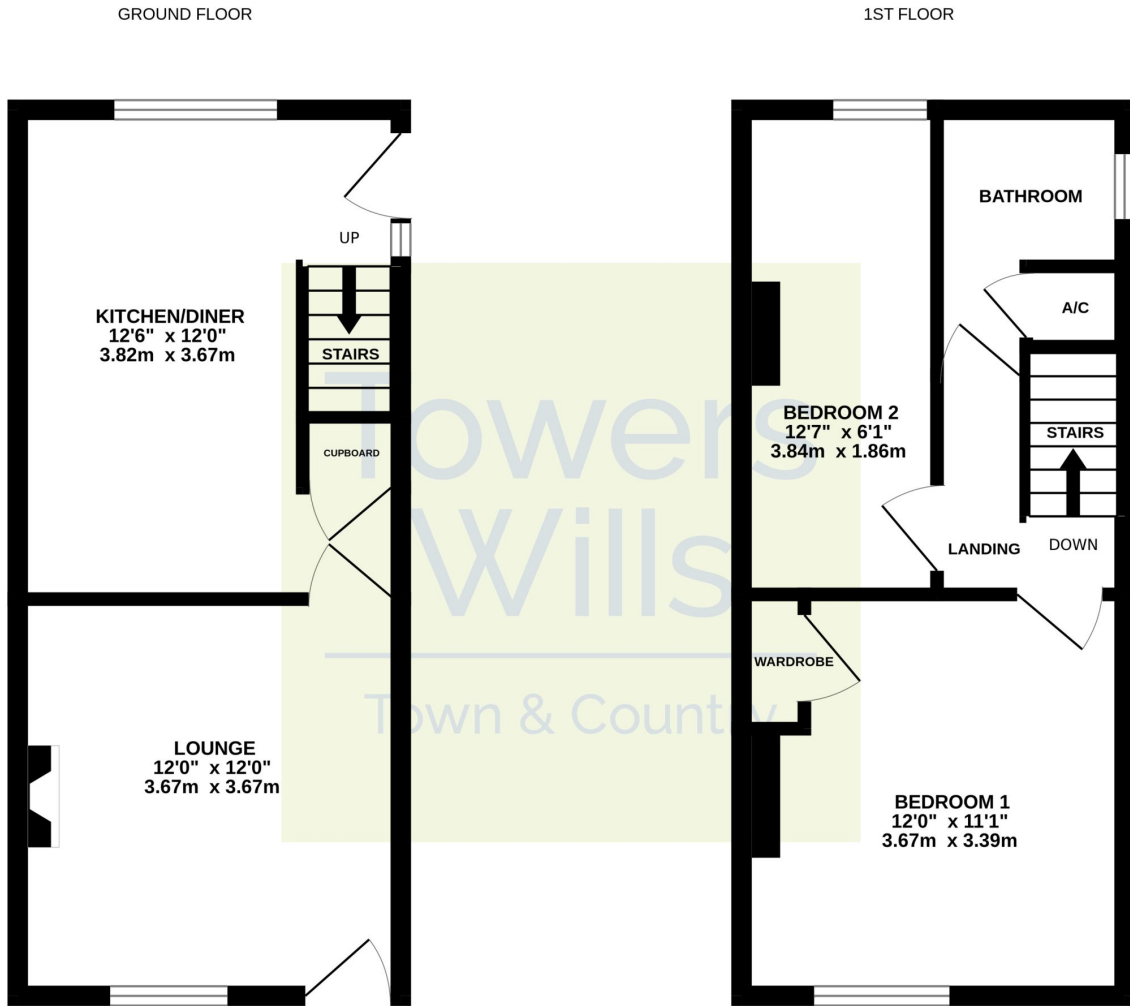
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



# 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.  
Made with Metropix ©2024

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view

**Towers Wills**

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)