

Towers Wills

Town & Country

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21, Long Orchard Way, Martock, Somerset TA12 6FA OIEO **£325,000**

Towers Wills welcome to market this well-presented home situated on the edge of Martock & Bower Hinton, close to a wide range of amenities. This modern home was built in 2018 and benefits from c. 4 years remaining NHBC warranty. Situated on a no through road, the property includes off-road parking, carport, a delightful rear garden, downstairs WC, open plan kitchen/diner, utility, separate lounge, three bedrooms with master en-suite and family bathroom.

Entrance Hall

Double glazed door to the front and radiator.

Lounge 6.05m x 3.97m

Double glazed bay window to the front, double glazed French doors to the rear, under stairs cupboard and two radiators.

W.C

Includes wash hand basin, w.c, radiator and extractor fan.

Kitchen/Diner 6.05m x 3.92m

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink/drainers, double glazed bay window to the front, radiator, double glazed sash window to the rear, integrated electric hob, integrated electric oven with extractor over, integrated dishwasher and integrated fridge/freezer.

Utility 2.11m x 1.70m

Includes gas central heating boiler, radiator, space for washing machine, storage cupboards, double glazed door and window to the rear garden.

First Floor Landing

Double glazed sash window to the rear and loft hatch.

Bedroom One 3.79m x 3.14m

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

En-suite

Comprising shower cubicle, wash hand basin, w.c, double glazed sash window to the front, heated towel rail and extractor fan.

Bedroom Two 3.00m x 2.97m

Double glazed sash window to the front and radiator.

Bedroom Three 3.48m x 2.32m

Double glazed sash window to the rear and radiator.

Family Bathroom

Suite comprising bath, separate shower cubicle, wash hand basin, w.c, double glazed sash window to the rear, heated towel rail and extractor fan.

Parking

There is off road parking to the rear, comprising a car port and one additional space in tandem.

Rear Garden

To the rear is an area of lawn with patio seating area, well stocked borders with mature plants and shrubs, outside tap and gated rear access to parking.

Agents Note

Key Features

- Well Presented Throughout
- Sought-after Village Location
- Three Bedrooms
- Master En-suite
- Off Road Parking
- Carport
- Rear Garden

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The vendor has advised Towers Wills of a management charge of £289 per year.



Floor Plan



Ground Floor



First Floor

Total floor area 117.9 m² (1,269 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Towers Wills

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