

Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



43, Birch Road, Martock, Somerset TA12 6DR

Offers Over £200,000

Towers Wills are pleased to offer to market this spacious three bedroom semi-detached house in a popular residential road in the village of Martock. The property briefly comprises of entrance hall, living room, dining room, kitchen, conservatory, family bathroom bathroom, three double bedrooms, garage and off road parking for multiple cars. Situated in the popular village of Martock, offering a range of local amenities including shops, post office, recreational ground and bus routes. The property is in need of light modernisation but offers fantastic potential and NO FORWARD CHAIN.

Entrance Hall

Double glazed door to front, stairs to first floor accommodation, door to lounge, door to dining area and door to bathroom.

Lounge 4.40m x 3.10m

Double glazed window to front, coving and radiator.

Dining Area 2.70m x 2.50m

Two under stairs cupboards and entrance to kitchen.

Kitchen 3.60m x 2.60m

Fitted kitchen with a range of wall and base units, double glazed window to the rear, door to conservatory, part tiled walls and floor, stainless steel sink with mixer tap, work surfaces, space for free standing oven with 4 ring gas hob and cooker hood over, space for washing machine, tiled flooring and radiator.

Conservatory 3.90m x 2.40m

Offering door to garden, door to garage and power.

Family Bathroom

Low level W/C, freestanding shower cubicle with electric shower, wash hand basin, laminate flooring, part tiled walls, double glazed window to side and radiator.

First Floor Landing

Doors leading to first floor accommodation

Bedroom One 4.40m x 3.10m

Double glazed window to front and radiator.

Bedroom Two 3.40m x 2.80m

Double glazed window to side, storage cupboard and radiator.

Bedroom Three 3.60m x 2.60m

Double glazed window to rear and radiator.

Outside

To the front of the property is an area of lawn with off road parking to the side for multiple cars, access to front door and garage.

The rear, the garden is mainly laid to lawn with a small patio area and is enclosed by fence panelling.

Key Features

- Semi-detached House
- Three Double Bedrooms
- Garage & Off Road Parking
- NO ONWARD CHAIN
- Sought-after Location
- Requires Modernisation

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

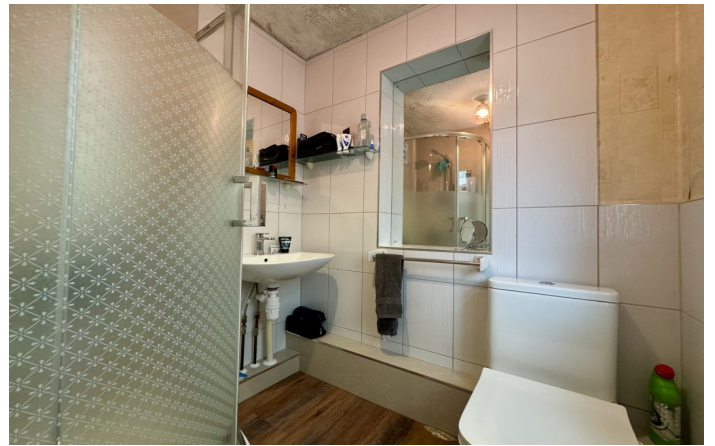
BA202RF

T: 01935 577032

E: info@towerswills.co.uk

Energy Efficiency

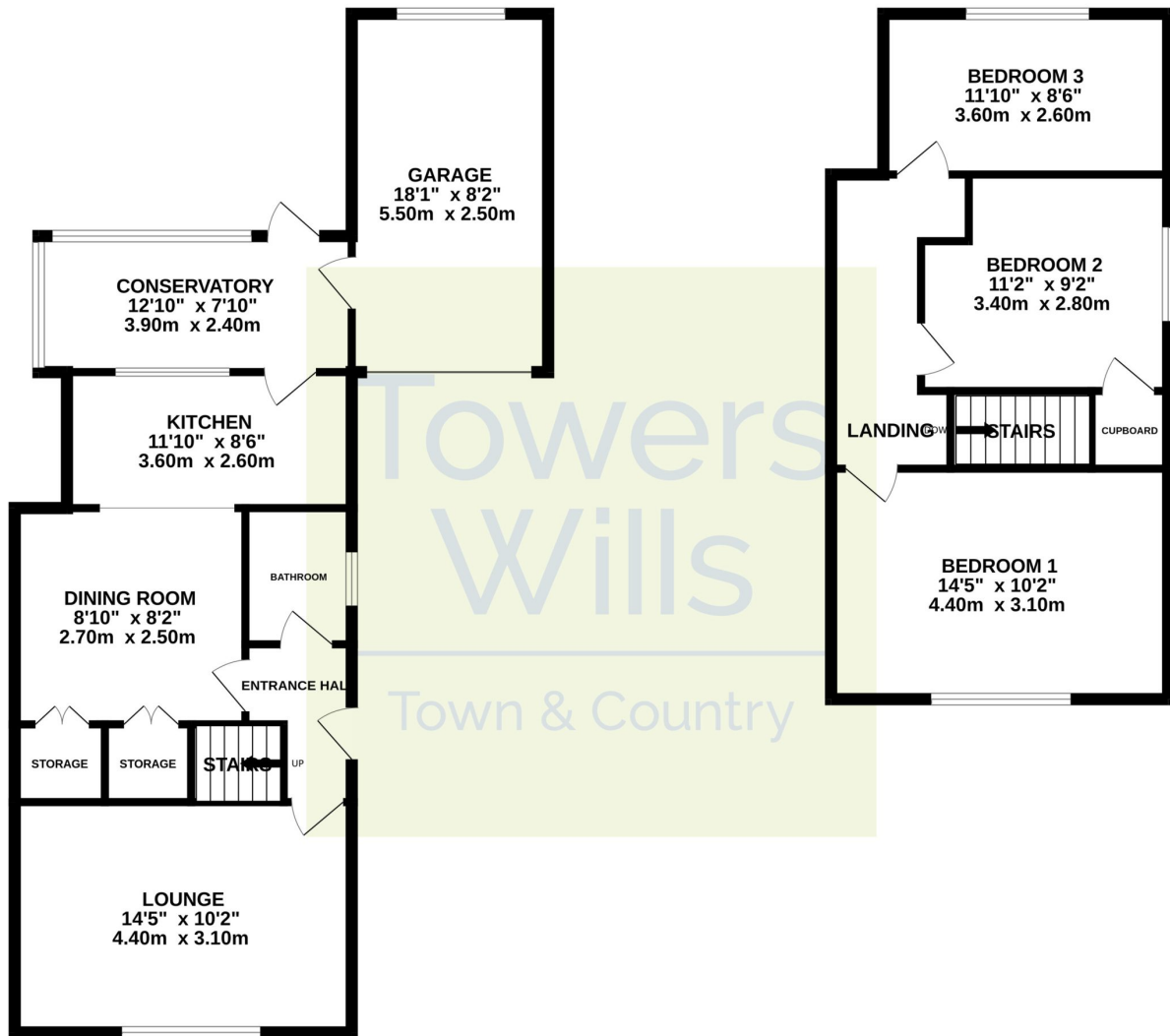
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan

GROUND FLOOR

1ST 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.
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 | www.towerswills.co.uk