

Towers Wills

Town & Country

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38, Vincent Way, Martock, Somerset TA12 6DG

£140,000

Towers Wills are pleased to present this well-maintained two-bedroom ground floor flat, ideally situated in the popular village of Martock. The property benefits from a spacious lounge/diner, fitted kitchen, modern shower room, two good-sized bedrooms, and an allocated parking space.

Accommodation:

Inside, the layout is practical and welcoming. The entrance hall includes a built-in storage cupboard and an intercom entry system, along with an Economy 7-night storage heater for efficient off-peak heating.

The lounge/diner is light and airy, with a dual aspect windows that brings in plenty of natural light. There's ample space for both relaxing and dining, with a built-in cupboard housing the hot water cylinder and a door leading outside to communal garden and parking area.

The kitchen is fitted with a range of wall and base units, complemented by patterned worktops and tiled splashbacks. A stainless steel sink sits beneath a side window, and there's space for a freestanding electric cooker, washing machine, and fridge freezer.

Both bedrooms are generously sized. Bedroom One features a side window and dual TV/phone points, while Bedroom Two has a rear-facing window, making it perfect for use as a second bedroom, guest room or office.

The shower room has been updated with a modern suite, including an enclosed shower cubicle, pedestal basin, low-level WC, part-tiled walls, a shaver point, and extractor fan complete the space.

Additional benefits include allocated parking, good storage throughout, and electric heating via Economy 7. This is a great opportunity for those seeking an easy-to-maintain home in a sought-after village location.

Key Features

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

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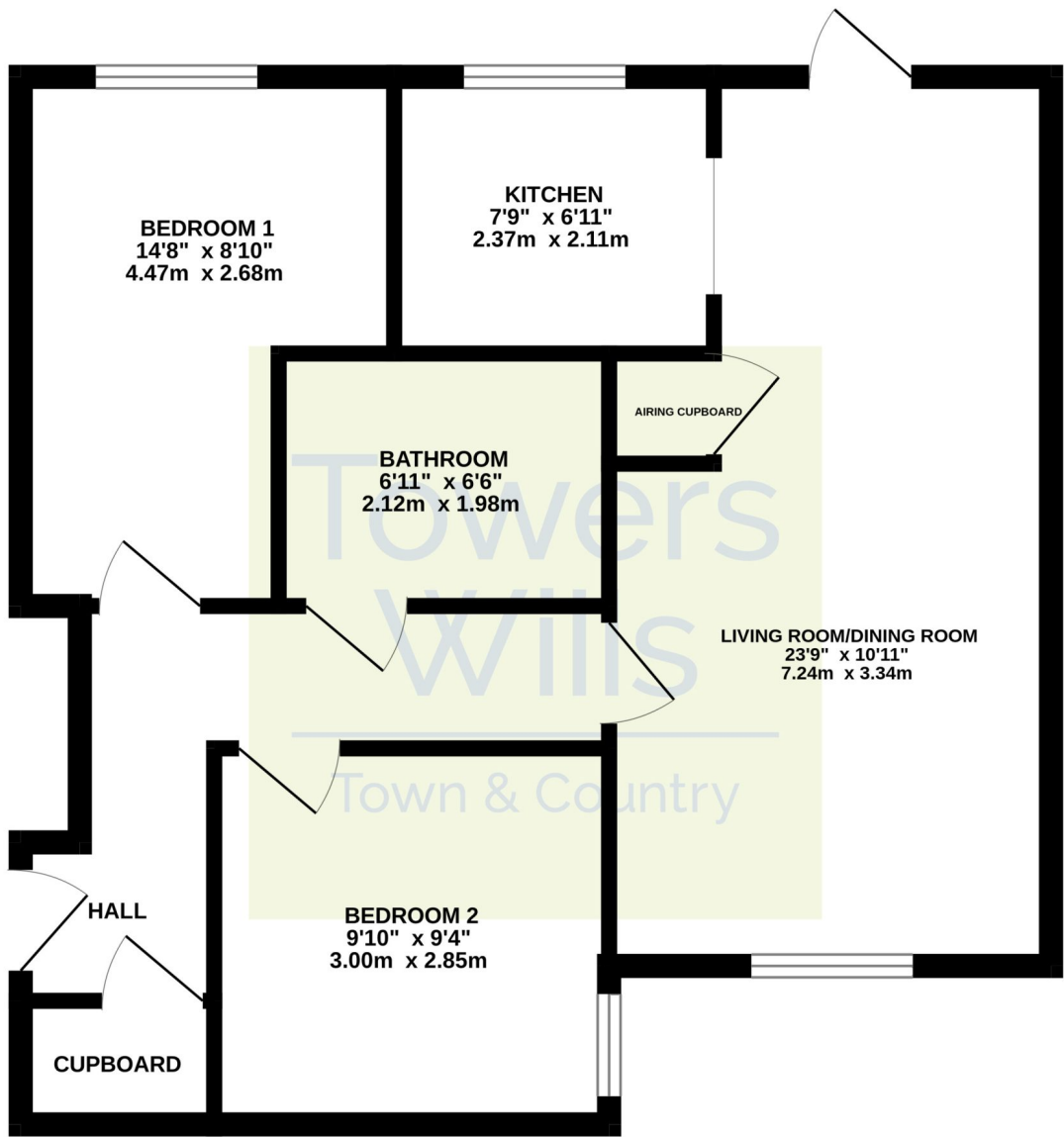
Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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