

# Towers Wills

Town & Country

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**18, Marwin Close, Martock, Somerset TA12 6HJ**

**Offers Over £270,000**

Towers Wills are pleased to offer this spacious semi-detached property in this popular village location in a cul-de-sac position and briefly comprises; hall, lounge, kitchen/breakfast room, second sitting room/play room, four bedrooms, family bathroom, good size rear garden, off road parking and garage. Priced for immediate interest and early viewing advised. NO ONWARD CHAIN.

UPVC part glazed entrance door leading into the:

Hall

With laminate flooring, stairs to first floor landing, under stairs storage cupboard, radiator and coved ceiling.

Lounge 3.05m x 3.18m

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

Dining Room 2.70m x 2.83m

Continuation of timber flooring, radiator, coved ceiling and door leading out to the rear.

Kitchen/Breakfast Room 2.63m x 5.90m plus 2.70m x 3.20m (L-shape room)

Fitted with pattern worktops and coloured doors with a good range of wall and base units, a stainless steel one and a half bowl sink drainer unit with mixer tap, four ring electric hob with oven under, stainless steel splashback and stainless steel extractor over, space for fridge freezer, plumbing for washing machine, space for dishwasher, breakfast bar, space for tumble dryer, radiator, window with outlook to the side and door leading out to the rear.

Second Sitting Room/Play Room 3.03m x 3.98m

With double doors leading out to the garden and radiator.

First Floor Landing

With airing cupboard.

Bedroom One 3.21m x 4.40m – maximum measurements

With window outlook to the rear, radiator and also benefits from an en-suite toilet.

En-suite W.C

With corner basin, w.c and extractor fan.

Bedroom Two 2.63m x 4.08m

Two windows with outlook to the front, two radiators, built-in wardrobes and stairs to loft room.

Bedroom Three 2.96m x 3.16m plus small entrance recess

With window outlook to the rear and radiator.

Bedroom Four 2.30m x 3.04m

With window outlook to the front and radiator.

Bathroom 2.25m x 2.93m plus 1.36m x 1.69m

Fitted with a white suite with freestanding bath, separate shower cubicle, w.c, wash hand basin with drawer under, radiator and windows with outlook to the side and rear.

Garden

Key Features

- Semi-detached
- Spacious Four Bed Property
- Good Size Rear Garden
- Off Road Parking
- Garage
- No Onward Chain
- Priced for Immediate Interest

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

One of the true selling features of the property is the good size rear garden, being mostly laid to lawn with patio area, decked area, shed, outside water tap, outside electric point, gate to the front and is enclosed by lap panel fencing.

**Driveway**

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

**Garage**

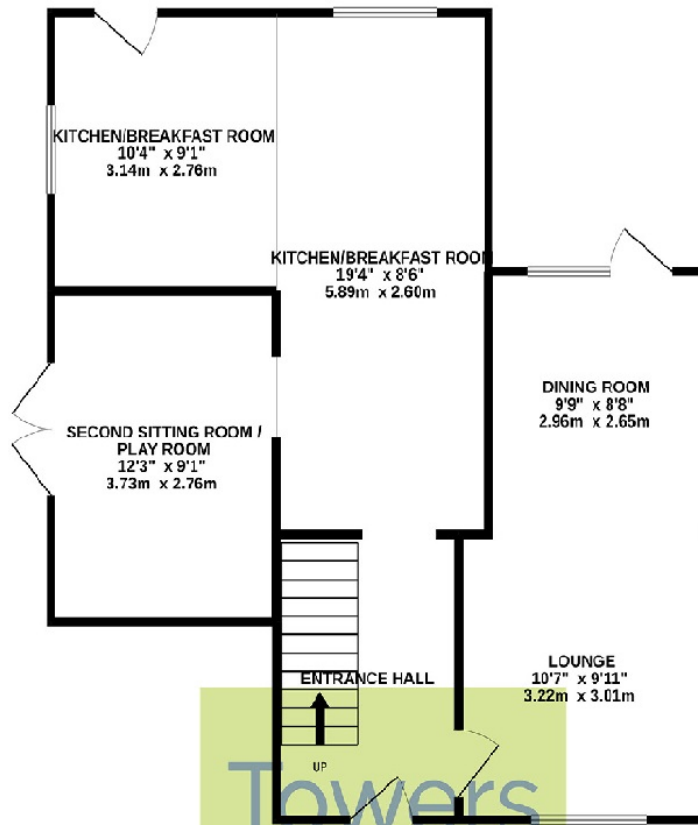
With 'up and over' door, light and power connected.



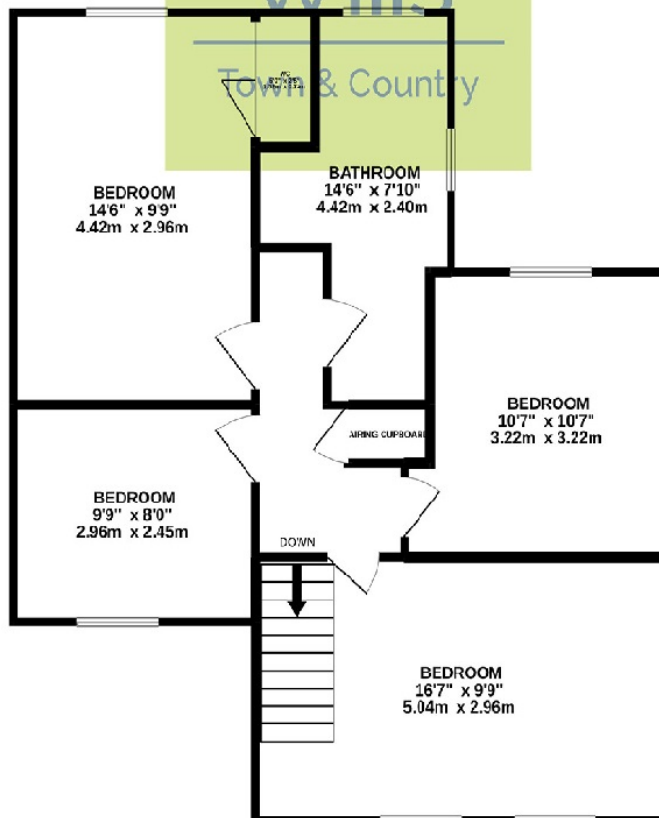


# Floor Plan

# GROUND FLOOR



# 1ST FLOOR



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## **Towers Wills**

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