



FOR SALE

29 Marwin Close, Martock, TA12 6HJ

£250,000



ORCHARDS
ESTATES

Spacious 3 bedroom home situated on a no-through road within a short distance to schools, shops and the countryside.

With off road parking to the front and an integral garage this nice home offers plenty of parking and storage for the modern family.

The living space has been extended on the ground floor with a rear garden room which dramatically extends the accommodation on this floor.

Upstairs are 3 bedrooms and the family bathroom.



£250,000



LOCATION

The property is in the small country town of Martock which is situated in attractive surrounding countryside and offers a wide range of amenities including a variety of shops, post office, Inns, dentist, doctors and veterinary surgery, chemist and churches along with bus services to neighbouring towns and villages. The town contains a number of interesting character properties and buildings of historic interest. Yeovil lies approximately 8 miles distance (main line station to Waterloo), Crewkerne 8 miles, with Waitrose supermarket. The A303 lies approximately 1 mile away and the county town of Taunton with the M5 motorway and main line station to Paddington is approximately 20 miles.

Approach

Set in a no-through road setting the property offers generous parking to the front with access to the garage and front door opening to the porch.

Ground Floor

The entrance is spacious and provides lots of space for coats, shoes, etc and inner door opening to the living room. The living room has a nice large front aspect window, feature fireplace with wood burner, door to the garage, stairs to the first floor with storage under, door to the kitchen and rear doors opening to the garden room. The garden room is double glazed on two sides and makes for a great dining space with a view and access to the rear garden. The kitchen comes with a range of wall and base units and door to the rear garden.

First Floor

With landing distributing to the main bedroom with recess ideal for a dressing table and two front aspect windows. The second bedroom is also a good sized double and the third would make a large single. The Bathroom is well presented and fully tiled and there is a separate WC. There is a loft access point, no ladder, partially boarded and with light.

Garden Enclosed and private, this is a good space with lawn, paved terrace.

Parking Parking is to the front of the property with space for up to 3 vehicles.

Garage Integrated Garage with front up and over door, electric light and internal fire door opening to the main residence.

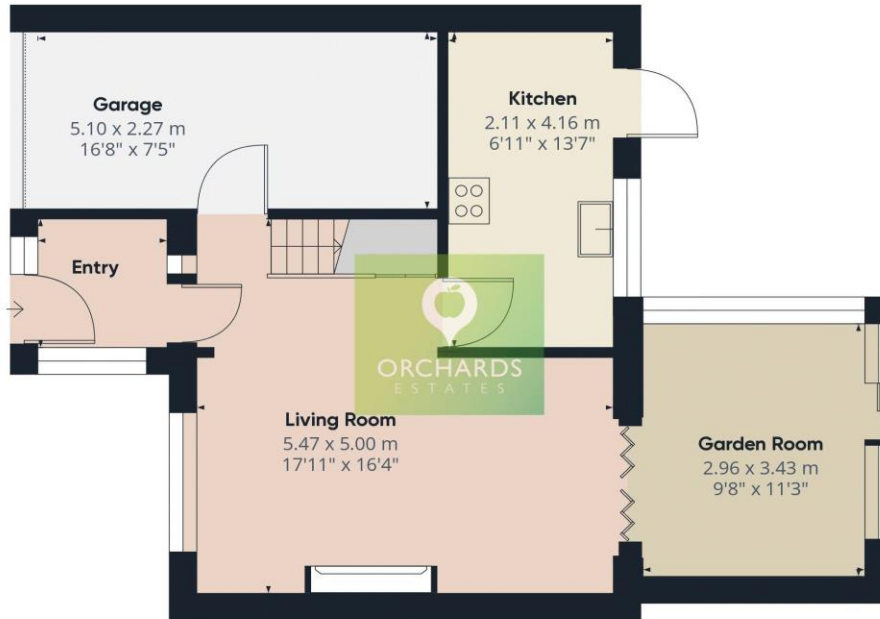
Material Information

- Council tax Band: B
- EPC Rating: D (64)
- Gas Fired Combi Boiler (2019)
- Wood Burning Stove (2021)
- Mains Gas, Drainage, Water and Electric
- Double Glazing Installed (2017)

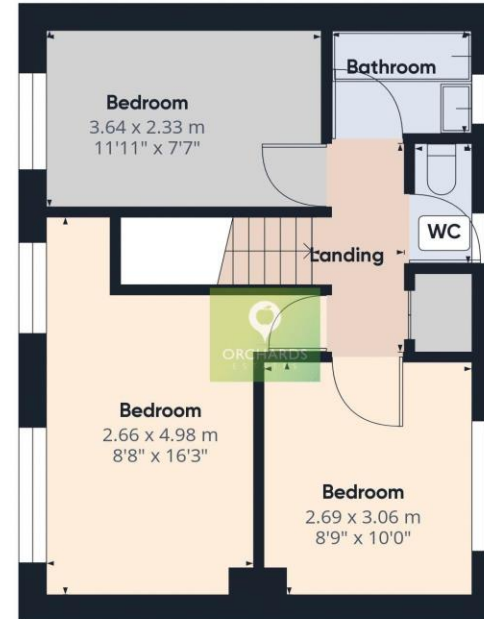
Directions

Travelling from the centre of Martock, follow along North Street (B3165) past Brooklands and the petrol station and on your right hand side you will see the turn in for Marwin Close. Take this road until the first right which is also named Marwin Close. The property will be found on your left hand side just before the T Junction.
<https://w3w.co/secret.homing.townhouse>





Floor 1



Floor 2

Approximate total area⁽¹⁾

94.53 m²
1017.51 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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