



8 Printers Court  
Martock, TA12 6EA

George James PROPERTIES  
EST. 2014

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Martock, TA12 6EA

Guide Price - £180,000

Tenure – Share of Freehold

Local Authority – Somerset Council

## Summary

A modern and incredibly spacious first floor flat built in 2002 and situated within close proximity to amenities. The accommodation comprises two double bedrooms, bathroom, kitchen and large lounge/diner. Outside, the property offers a private garden and allocated parking for up to three cars. The property has had several improvements in recent years to include new heating, windows, electric blinds in the kitchen and some carpets and flooring, making this an attractive proposition for a first time buyer, investor or downsize move.

## Amenities

Martock is a large Somerset village offering an excellent range of everyday amenities including a selection of shops, co-op supermarket, bakery, butchers, doctors' surgery, pharmacy, dentist, veterinary clinic, public houses, restaurant, library and primary school. The main A303 trunk road is located a short distance away providing easy access to London/Exeter. A more comprehensive range of amenities can be located in the nearby towns of Yeovil and Crewkerne including supermarkets, mainline railway stations and hospitals.

## Services

Mains water, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band B.

## Lease

The four flats in the building each own a share of the freehold with an annual charge of £600 including buildings insurance, ground rent and maintenance. The lease is 999 years from 2002. - TO BE UPDATED

## Agents Note

Several items will be included in the sale, including the electric blinds in the kitchen, fridge/freezer, washing machine and shed in the garden.

## Entrance Hall

With built in storage cupboard, access to roof space and radiator.

## Bedroom One 12' 8" x 10' 7" max (3.85m x 3.23m max)

With window to rear, built in double wardrobe and radiator.



**Bathroom** 7' 10" x 7' 1" (2.40m x 2.15m)

With frosted window to front, nearly new shower unit, low level WC, pedestal wash hand basin, built in storage cupboard with radiator, extractor fan, part tiled walls, shaver/light point and radiator.

**Bedroom Two** 10' 7" x 8' 5" (3.23m x 2.57m)

With window to rear and radiator.

**Kitchen** 11' 2" x 7' 10" (3.40m x 2.39m)

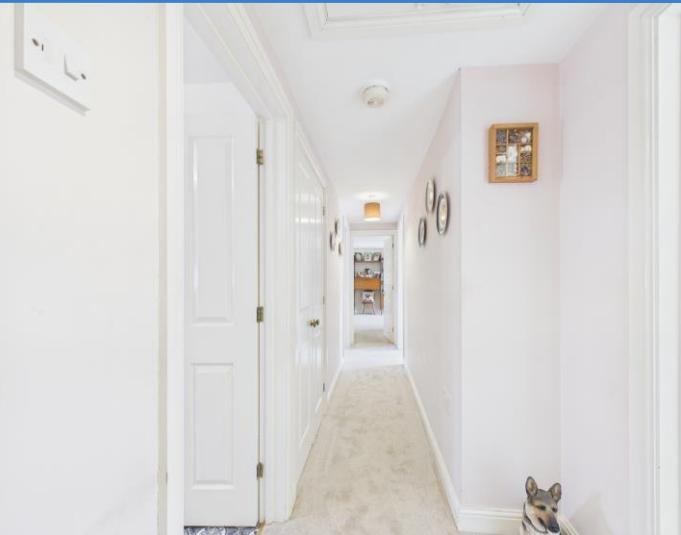
With two windows to front, electric blinds, range of wall and base units with inset stainless steel sink/drainer unit and mixer tap, built in four ring gas hob with oven under, space for various appliances comprising dishwasher, washing machine and fridge/freezer, wall mounted gas fired boiler, tiling to splash prone areas and radiator. See agents note for items staying at the property.

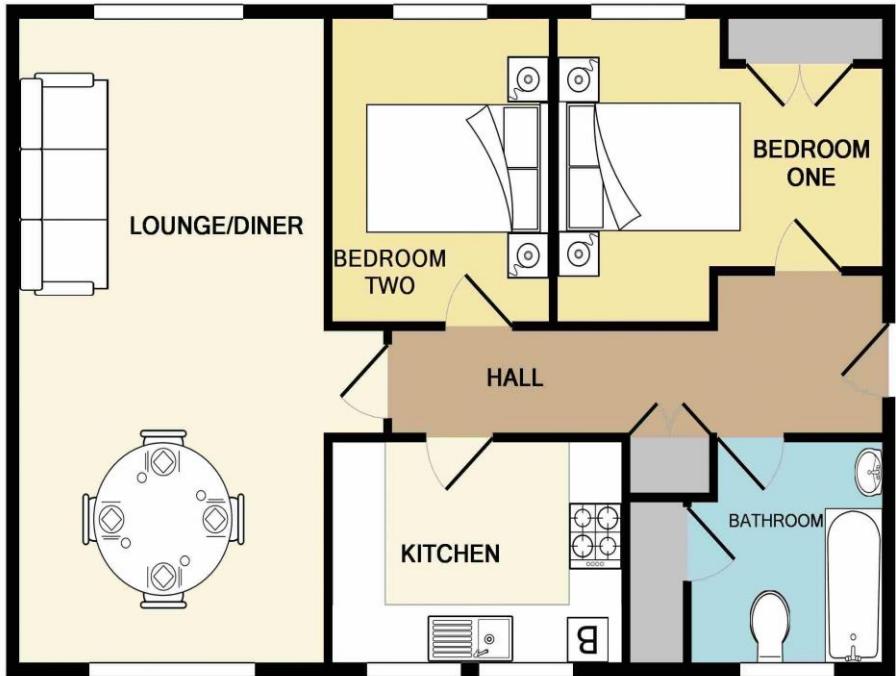
**Lounge/Diner** 22' 3" x 11' 10" (6.79m x 3.61m)

With windows to front and rear and two radiators.

**Outside**

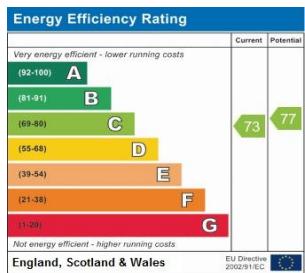
The property is approached via a private road leading to two large allocated parking spaces, with space for three cars if parked closely. A pedestrian path leads to the communal entrance door for flats 7 and 8. The path continues onto a pedestrian gate providing access to a private garden which has been mostly laid to lawn with a garden shed and compost area.





TOTAL APPROX. FLOOR AREA 732 SQ.FT. (68.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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