



40 Paulls Close,
Martock, Somerset, TA12 6DE

Guide Price £140,000

2 bedrooms
Ref:EH002035



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Overview

- 2 double bedroom apartment
- Master with en-suite
- Allocated parking
- Telephone entry system
- Convenient access to all amenities
- uPVC double glazing
- No onward chain
- Well presented property



A well presented first floor 2 double bedroom apartment offered with no onward chain. The property benefits from en-suite to the master bedroom, allocated parking, uPVC double glazing and being in a tucked away position, just a stone's throw from Martock centre. There has been attention to detail to this lovely apartment and is ideal for both first time or investment buyers alike.



ACCOMMODATION:

There is a communal entrance hallway with stairs rising to the first floor. There is a telephone entry system to the apartment. A fire door leads to:

Hallway:

Electric wall mounted heater, coving, smoke detector, cloaks cupboard, airing cupboard with hot water tank and slatted shelving, wall mounted lights, doors leading off to:

Living/Dining Room: 16' 4" x 10' 8" (4.99m x 3.24m)

Measurements are minimum not into bay recess. Front aspect uPVC double glazed window, Bay style windows with 3 uPVC double glazed windows, electric wall mounted heater, coving, wall mounted lights, archway through to:

Kitchen: 8' 3" x 6' 11" (2.52m x 2.11m)

Side aspect uPVC double glazed window, stainless steel sink and drainer with mixer taps,



a range of low level and wall mounted kitchen units, roll top work surfaces, built in electric oven, halogen hob, concealed extractor fan and light over, tiled splash backs, space and plumbing for washing machine, space for upright fridge & freezer, spot lights.

Bedroom 1: 10' 4" x 9' 7" (3.14m x 2.92m)

Minimum measurements. Front aspect uPVC double glazed window, electric wall mounted heater, built in double wardrobe with shelving above, doors leading off to:

En-Suite:

Double shower cubicle with mains fed shower, low level dual flush toilet, pedestal wash hand basin with mixer taps, electric heated towel rail, tiled splash backs, extractor fan.

Bedroom 2: 12' 6" x 9' 0" (3.82m x 2.75m)

Side aspect uPVC double glazed window, wall mounted electric heater.

Bathroom:

Bath with side panel, mixer taps and wall mounted shower attachment, glass folding shower screen, low level dual flush toilet, pedestal wash hand basin with mixer taps, tiled splash backs, heated towel rail, laminate style flooring, extractor fan.



Outside & Parking:

There is an allocated parking space to the rear of the property, together with a communal bin store and a communal garden area to the front.

Agents Notes & Lease Information:

There is a 125 year lease which commenced on 1st May 2006, with 106 years remaining. The ground rent is £196.36 per annum, service charge is £161.87 per month & an open space management of £125.41 per annum. The property is connected to mains electricity, water & drainage, with the heating being modern electric heaters. Council Tax: B EPC: TBA

Amenities:

Martock offers an excellent range of day-to-day facilities including a selection of pubs, hotel, post office, small supermarkets, bakery and butchers. A range of health services including

doctor's surgery, dentist and pharmacy together with a veterinary surgery. Excellent village hall and the Church of All Saint's. There is also excellent sporting and recreational facilities including Martock Recreational ground and all weather tennis courts. The A303 is within 1 mile and Yeovil 6 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to London Waterloo.

Directions:

What3words:///eyeliner.headrest.sank

VIEWINGS BY APPOINTMENT:

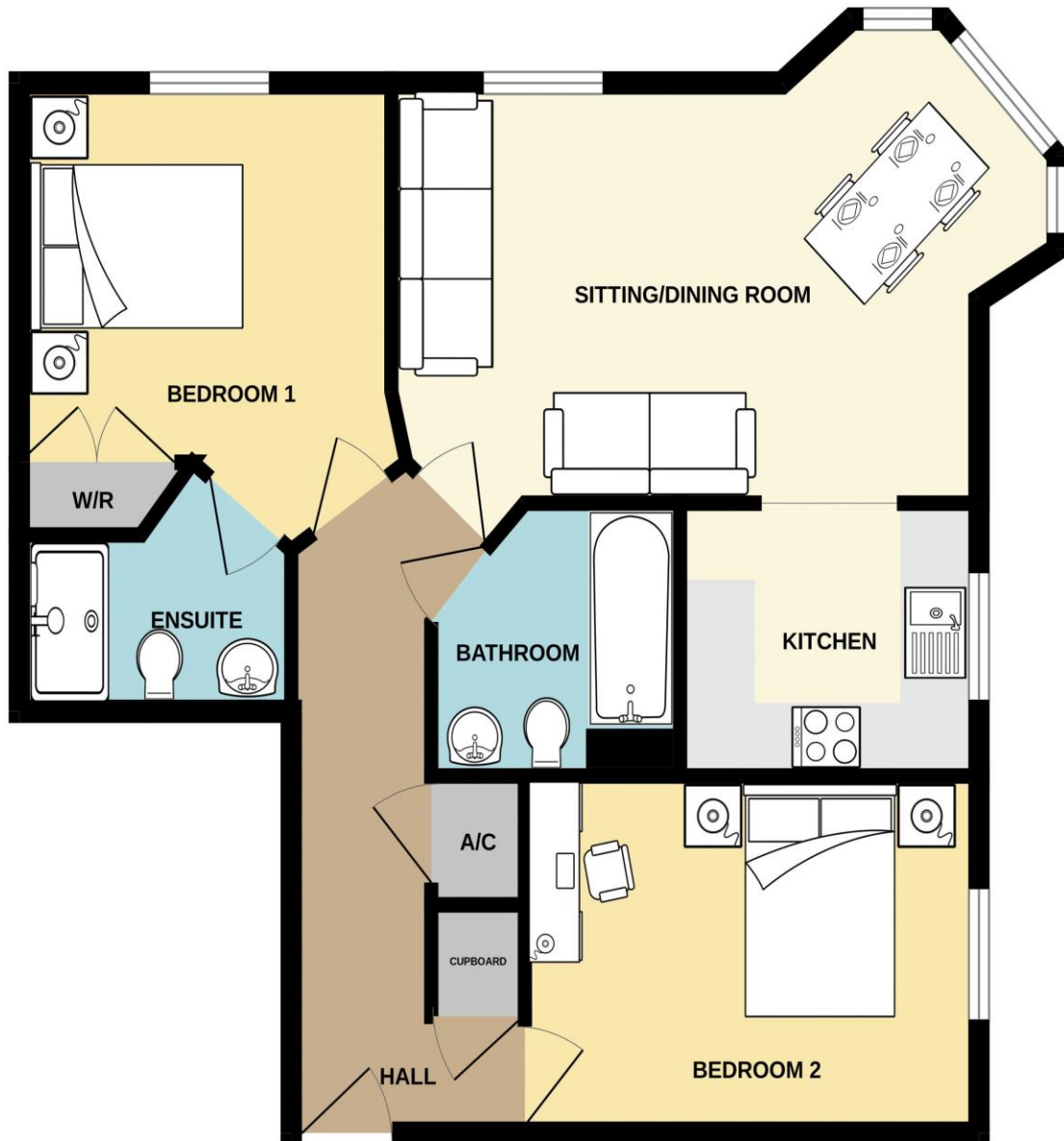
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FIRST FLOOR



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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