



**Stapleton Close, Martock, TA12 6HT**

fox & sons

**welcome to**

## **Stapleton Close, Martock**

This stunning two bedroom end of terrace house is the ideal first time buy or investment! Boasting off road parking for 4/5 cars and a large enclosed garden to the rear, this is a **MUST VIEW!!**



## Ground Floor Entrance Hall

Double glazed door to front. Side aspect double glazed window. Stairs rising to first floor. Understairs cupboard & storage. Radiator.

## Kitchen

Fitted with a range of base and wall units and worktops incorporating a stainless steel sink and drainer. Eye level double oven tower. Gas hob with hood over. Integral dishwasher. Gas central heating boiler. Double glazed door to garden.

## Lounge/Diner

21' 4" x 12' 6" max ( 6.50m x 3.81m max )  
A large living/diner with dual aspect double glazed windows to front and rear. Radiator.

## First Floor Landing

Side aspect double glazed window. Loft access.

## Bedroom One

12' 10" plus wardrobes x 9' 8" ( 3.91m plus wardrobes x 2.95m )  
Dual front aspect double glazed windows. Two build in wardrobes. Storage cupboard over the stairs.  
Radiator.

## Bedroom Two

11' x 9' 7" ( 3.35m x 2.92m )  
Rear aspect double glazed window. Build in cupboard. Radiator.

## Outside

To the front, the property benefits from off road parking for 4/5 cars and a patch of lawn. A side gate provides rear access to the garden.

To the rear, the property offers a fully enclosed large garden comprising a patio, brick shed and a large lawn.



Ground Floor

## Agents Note

The catio in the rear garden can be removed should any interested party request so.  
The current vendors have also mentioned they are happy to reinstate the original dining room window so there is no cat flap in it.



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**view this property online** [fox-and-sons.co.uk/Property/YEO108663](http://fox-and-sons.co.uk/Property/YEO108663)



welcome to

## Stapleton Close, Martock

- End of Terrace House
- Two Bedrooms
- Driveway Parking for 4/5 Cars
- Large Enclosed Garden to Rear
- Well Presented!

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £230,000



view this property online [fox-and-sons.co.uk/Property/YEO108663](http://fox-and-sons.co.uk/Property/YEO108663)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
YEO108663 - 0002



Please note the marker reflects the postcode not the actual property



**01935 412100**



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



**fox-and-sons.co.uk**