

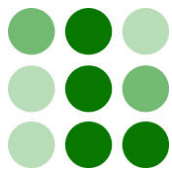


48 Paulls Close, Martock, TA12 6DE

Offers in Excess of £125,000
LEASEHOLD

A fantastic opportunity to purchase a well presented top floor apartment that would make a perfect first time buy or buy to let investment! The accommodation is in excellent condition throughout with light and spacious rooms and benefits from an open plan lounge/kitchen/diner, two double bedrooms, en-suite to the master bedroom and allocated parking. It also sits close to local amenities in a popular village. Offered for sale with NO ONWARD CHAIN!

 **LACEYS
YEOVIL LTD**



48 Paulls Close, Martock, TA12 6DE



- Spacious two bedroom apartment
- Excellent condition throughout
- Ensuite to the master bedroom
- Top floor
- Allocated parking
- Located in the popular village of Martock, within walking distance to local amenities and bus stop
- NO ONWARD CHAIN!

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

ACCOMMODATION

A double glazed door leads into:

Communal Entrance

A door leads out to the rear parking area where there is an allocated parking space and locked bin store. Stairs lead up to the first and second floor where this flat is located. Door into:

Entrance Hall

Doors to lounge, both bedrooms and bathroom. Airing cupboard housing the hot water tank. Storage cupboard with the consumer unit. Telecom entry system. Double glazed window. Storage heater. Wall lights.

Lounge/Diner 5.29m (17'4") 3.47m (11'4") max measurements

Double glazed windows to the front and side. Feature electric fireplace. Wall lights. Coving to ceiling. TV aerial and telephone points. Opening into:

Kitchen 2.40m (7'10") x 2.09m (6'10")

Fitted with a modern range of wall, base and drawer units with work surface over incorporating a sink and drainer unit, with tiled splashback. Electric oven and four ring hob with extractor hood over. Freestanding Samsung fridge/freezer and Bosch washing machine - both appliances included in the sale. Double glazed window over looking the rear. Four bulb ceiling spotlight arrangement.

Master Bedroom 3.78m (12'4") x 3.30m (10'9") max measurements of irregular shaped room

Double glazed window to front. Built in double wardrobe with hanging rail. Dimplex electric heater. Three bulb spotlight arrangement. Coving to ceiling. TV aerial and telephone point. Door into:

En Suite

Fitted with a white suite comprising of low level W/C, pedestal wash hand basin with mirror, light and shaver point over and large shower cubicle with mixer shower. Heated towel rail. Wall mounted cupboard. Extractor fan. Obscure double glazed window. Two bulb spotlight arrangement.

Bedroom Two 3.34m (10'11") x 2.95m (9'8") max measurements of irregular shaped room

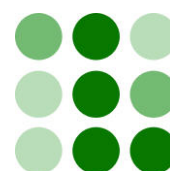
Double glazed window to rear. Dimplex electric heater. Three bulb spotlight arrangement. Coving to ceiling.

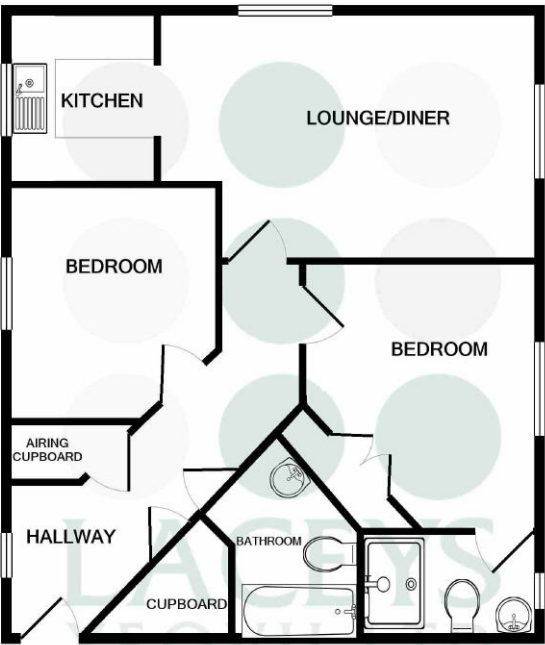
Bathroom

Fitted with a white suite comprising of a low level WC, pedestal wash hand basin, and bath with shower over. Heated towel rail. Extractor fan. Three bulb spotlight arrangement.

Agents Note

We have been informed that there are circa 111 years remaining on the lease. There is a service charge of £125 per month to cover upkeep of communal areas of the block and the buildings insurance, ground rent of £147 per annum and a payment of circa £52 every 6 months to Meadfleet o cover maintenance of the estate.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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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