

# Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | 📩 [info@towerswills.co.uk](mailto:info@towerswills.co.uk)



**30, Vincent Way, Martock, Somerset TA12 6DG**

**£390,000**

Towers Wills are delighted to bring to market this substantial five-bedroom detached townhouse, situated in the popular village of Martock and conveniently placed for local amenities. This versatile family home offers spacious accommodation arranged over three floors, including a dual-aspect lounge, open plan kitchen/diner, utility room, garage, driveway parking and a low-maintenance courtyard garden. The property further benefits from owned solar panels with battery storage.

## Accommodation:

### Entrance Hall

Double glazed door to the front, radiator and stairs rising to the first floor.

### Lounge (5.66m max x 3.63m max)

Dual-aspect reception room with double glazed window to the front, double glazed French doors opening to the garden and two radiators.

### Kitchen/Diner (5.64m max x 3.16m max)

Well-appointed open plan space with double glazed windows to the front and side, radiator, quartz worktops with inset sink/drainer, integrated dishwasher, integrated microwave and electric oven, induction hob with extractor over and fridge/freezer.

### Utility Room (2.72m x 1.60m)

Double glazed door to the rear providing access to the driveway, radiator, cupboard, solar panel control unit and battery, extractor fan and space for washing machine.

### Downstairs WC

Double glazed window to the rear, radiator, wash hand basin and WC.

### First Floor

#### Bedroom Two / Additional Reception Room (5.66m max x 3.30m max)

Dual-aspect room with double glazed windows to the front and side, two radiators — ideal as a large bedroom or second sitting room.

#### Bedroom Three (3.23m + door recess x 3.17m max)

Double glazed window to the front, radiator and built-in double wardrobe.

### Family Bathroom

Double glazed window to the side, bath with centre taps and mixer shower, separate shower cubicle, WC, wash hand basin, radiator, extractor fan and shaver point.

### Second Floor Landing

Double glazed window to the rear, loft hatch and airing cupboard housing gas centre heating system.

### Bedroom One (5.65m x 3.35m)

Dual-aspect principal bedroom with double glazed windows to the front and side, two radiators, fitted wardrobes and additional storage.

### En-suite

Double glazed window to the front, shower cubicle, WC, wash hand basin, radiator, extractor fan and shaver point.

### Bedroom Four (3.14m max x 3.21m max)

Double glazed window to the front, radiator and built-in wardrobe.

## Key Features

- Detached Town House
- Five Bedrooms
- Master En-suite
- Driveway Parking
- Garage
- Courtyard Garden

## Contact Us

### Towers Wills Estate

#### Agents - Yeovil

114, Hendford Hill

Yeovil

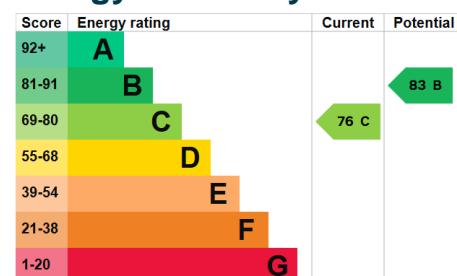
Somerset

BA202RF

T: 01935 577032

E: info@towerswills.co.uk

## Energy Efficiency



Bedroom Five (2.40m x 3.21m)

Double glazed window to the side and radiator.

**Outside:**

To the rear, a private south-facing courtyard garden provides a pleasant, low-maintenance outdoor space ideal for entertaining and alfresco dining, with personal access to the garage.

Garage (5.04m x 2.73m)

Up and over door to the front, power, light, eaves storage and personal door to the garden.

**Parking**

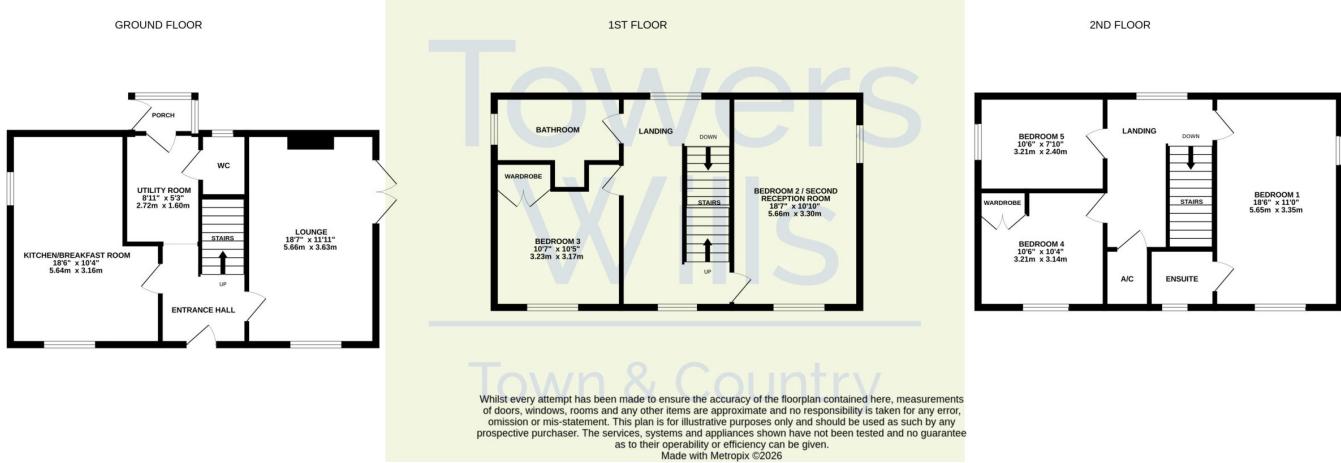
Driveway parking to the rear of the property leading to the garage.

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A spacious and versatile modern townhouse in a sought-after village setting, ideally suited to family living. Early viewing is highly recommended.



# Floor Plan



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