



Property Location

The village of Martock benefits from a number of local shops and pubs, together with village hall and doctors' surgery. There is a primary school in the village and bus routes to the nearby senior schools of Stanchester Academy and Huish Episcopi Academy. The bustling market town of Yeovil is a short drive away and offers plenty of shops, restaurants and a cinema.

14 Marwin Close, Martock, TA12 6HJ

Approximate Gross Internal Area = 89.9 sq m / 968 sq ft
(Excluding External Store)

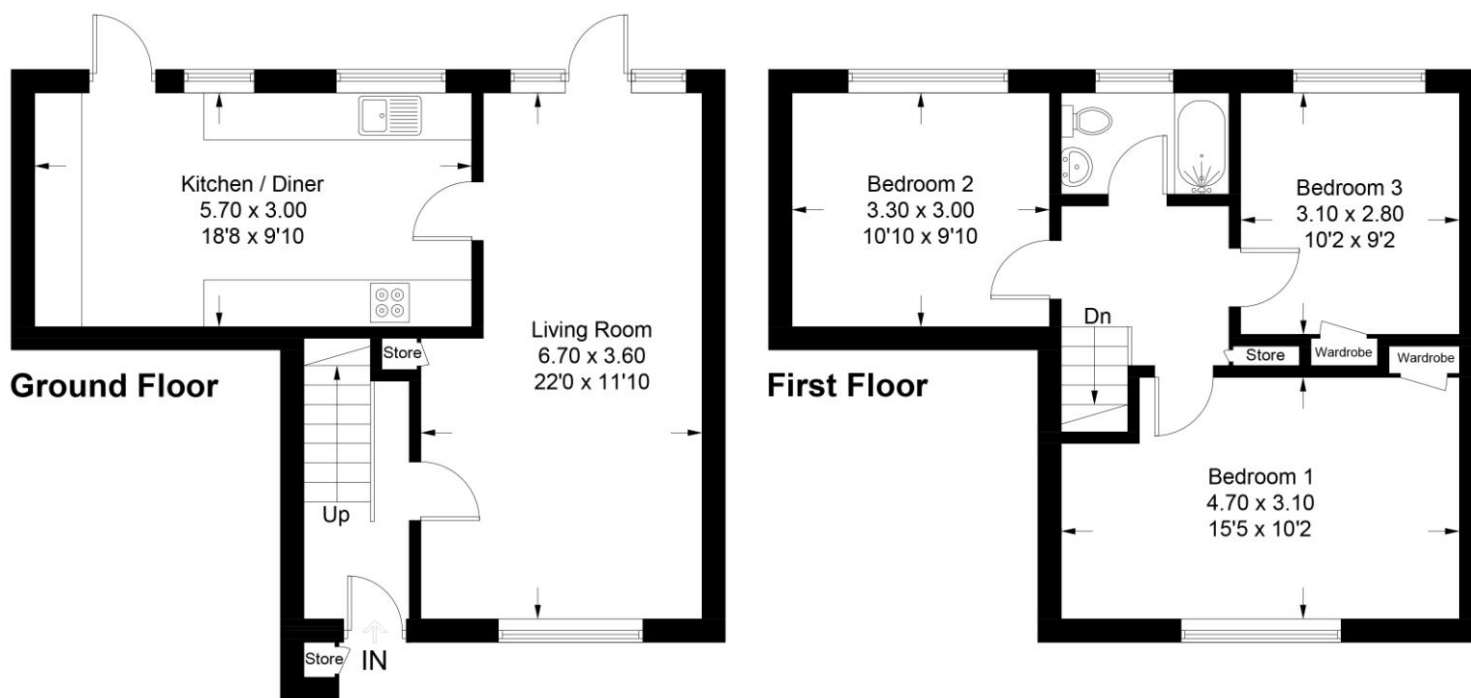


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1321706)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Martin & Co Yeovil
18 Princes Street • Yeovil • BA20 1EW
T: 01935 420555 • E: Yeovil@Martinco.com

<http://www.martinco.com>



Marwin Close, Martock

Offers In Region Of £260,000



**14 Marwin Close
Martock
TA12 6HJ**

Key features:

- End of Terraced Property
- Desirable Village Setting
- Excellent Condition Throughout
- Three Double Bedrooms
- Large Kitchen/Diner
- South Facing Garden
- Scope for Possible Extension
- Ideal Family Home
- Single Garage



Why you'll like it

This beautifully presented and spacious three-bedroom home is situated in the popular Somerset village of Martock. The property offers a living room, kitchen/diner, three double bedrooms, family bathroom, garage and ample garden space. The property has fantastic scope for extensions and added driveway parking subject to relevant planning and approval. Perfect for first time buyers and families. Viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into the bright and airy entrance hall which provides access to the living room and the stairs which rise ahead to the first-floor landing. Space for coat and shoe storage. Neutral walls and wooden effect vinyl flooring. One radiator.

LIVING ROOM 21' 11" x 11' 9" (6.7m x 3.6m) A dual aspect living room/ diner with double glazed window to the front and double-glazed door leading to the rear garden. Large understairs storage cupboard. Neutrally decorated walls and wooden laminate flooring. Space for dining table and chairs. Two radiators.

KITCHEN/DINER 18' 8" x 9' 10" (5.7m x 3.0m) A generous kitchen/diner with a mixture of wall mounted and fixed cabinets and drawers. Ample work surfaces with an inset stainless-steel basin and drainer. Integrated double electric oven, gas hob with cooker hood above. Space for a washing machine, dishwasher, tumble dryer and fridge/freezer. Space for a central dining table or a kitchen island unit. Tiled splashguards and flooring. Double glazed window and door leading to the rear garden.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the three bedrooms, family bathroom, storage cupboard and the loft hatch above. The landing is neutrally decorated and has grey carpet. Wooden banister.

BEDROOM ONE 15' 5" x 10' 2" (4.7m x 3.1m) A double bedroom with a built-in wardrobe and double-glazed window to the front of the property. Neutrally decorated walls with a green feature wall. Wooden effect vinyl flooring. One radiator.

FAMILY BATHROOM 6' 10" x 6' 10" (2.1m x 2.1m) The family bathroom is fitted with a modern three-piece suite comprising of a white w/c, hand basin with vanity unit, and a bathtub with a shower fitted above. Tiled walls and flooring. Heated towel rail. Obscure double-glazed window to the rear of the property.

BEDROOM TWO 10' 9" x 9' 10" (3.3m x 3.0m) A double bedroom with a double-glazed window overlooking the rear garden. Neutral walls with a mustard yellow feature wall and wooden laminate flooring. One radiator.

BEDROOM THREE 9' 2" x 10' 2" (2.8m x 3.1m) A double bedroom which could also be utilised as the perfect home office. Neutrally decorated walls and wooden laminate flooring. Double glazed window to the rear. Built-in wardrobe/storage space. One radiator.

OUTSIDE: To the front and side of the property is a garden laid mostly to lawn with a path leading to the front entrance and external storage shed. Scope to add driveway parking subject to relevant planning and approval. To the rear of the property is a private and enclosed south-facing garden that is laid to lawn. Suntrap patio area. Side gate access to the front. Garden shed. There is a single garage nearby with an up-and-over style door.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

