



**Marwin Close, Martock, TA12 6HJ**

**welcome to**

**Marwin Close, Martock**

A three bedroom end of terrace home, offered for sale with no onward chain, situated within the desirable village of Martock and close to many local amenities. The accommodation offers a wealth of space and natural light throughout and externally boasting enclosed gardens and garage.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance

Double glazed window to the front, opening into:

## Entrance Hall

Stairs rising to the first floor. Radiator. Door opening into:

## Lounge/ Diner

22' 1" max x 11' 1" max ( 6.73m max x 3.38m max )

A light spacious room with double glazed window to the front. Understairs storage cupboard. Aerial point. Two radiators. Double glazed French doors to the rear, opening to the garden. Double doors opening into:

## Kitchen

10' 6" max x 7' max ( 3.20m max x 2.13m max )

Double glazed window to the rear. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer. Space for free standing cooker. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Double glazed door to the rear, opening to the garden.

## First Floor Landing

Access to the loft space.

## Bedroom One

11' 6" x 8' max ( 3.51m x 2.44m max )

Double glazed window to the front. Built in wardrobe. Shelving inset to alcove. Aerial point. Radiator.

## Bedroom Two

9' 6" x 8' 8" ( 2.90m x 2.64m )

Double glazed window to the rear, overlooking the garden. Built in wardrobe. Radiator.

## Bedroom Three

9' 1" max x 7' 5" max ( 2.77m max x 2.26m max )

Double glazed window to the front. Overstairs cupboard. Radiator.

## Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with electric shower over, wash hand basin and WC. Radiator.

## Garage

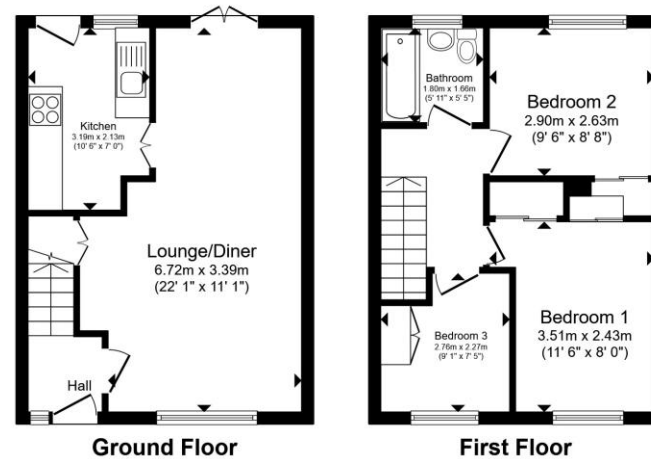
The garage is located in a nearby block with up and over door to the front.

## Front Garden

The front garden is laid to hardstanding, perfect for off road parking (not a fully dropped kerb at present). Side access leading to the rear garden.

## Rear Garden

A fully enclosed rear garden, laid mainly to lawn with a good size patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine and alfresco dining. The garden is bordered with a variety of decorative plants and trees, offering extra privacy.



Total floor area 64.4 m<sup>2</sup> (693 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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## Marwin Close, Martock

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End of Terrace Family Home
- Three Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEO108923 - 0002

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