

# Towers Wills

Town & Country

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**59, North Street, Martock, Somerset TA12 6EH**

**£210,000**

Towers Wills are delighted to present this well presented two bedroom terraced home, situated in a central location within the popular village of Martock. Offering character and warmth throughout, this charming property benefits from a lounge, separate dining area, modern kitchen, downstairs shower room, courtyard garden and a unique rooftop terrace — making it an ideal first-time purchase.

### Accommodation:

Lounge Area (4.04m x 3.38m)

Door to the front with double glazed window and window seat, radiator, log burner and double doors opening through to the dining area.

Dining Area (2.27m x 2.39m max)

Double glazed window to the rear, radiator, integrated undercounter fridge and freezer, with stairs rising to the first floor.

Kitchen (2.89m max x 2.58m max)

Fitted with integrated induction hob with extractor over, integrated electric oven, one bowl butler sink with inset drainer, space for slimline dishwasher, double glazed window to the side and double glazed patio doors opening to the courtyard garden. The kitchen benefits from electric underfloor heating and provides access to the shower room.

Shower Room (1.39m x 2.59m)

Modern suite comprising shower cubicle, WC and wash hand basin, heated towel rail, extractor fan, double glazed window to the side and electric underfloor heating.

First Floor Landing

Bedroom One (3.31m max x 3.25m max)

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

Bedroom Two (2.95m x 2.25m)

Radiator, storage cupboard, gas combi boiler and double glazed door providing access to the rooftop terrace.

### Outside:

To the rear, there is a courtyard garden providing an ideal seating area to the ground floor. From here, access is gained to a useful utility/storage cupboard with space for washing machine and tumble dryer.

A standout feature of the property is the rooftop garden, accessed from Bedroom Two, a generous terrace space ideal for outdoor seating, entertaining and alfresco dining.

A charming and characterful home in a sought-after village location, offering unique outdoor space and well-presented accommodation throughout.

Early viewing is highly recommended to fully appreciate all this property has to offer.

## Key Features

- Well Presented Throughout
- Terraced Property
- Popular Village Location
- Courtyard Garden
- Rooftop Terrace

## Contact Us

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## Energy Efficiency

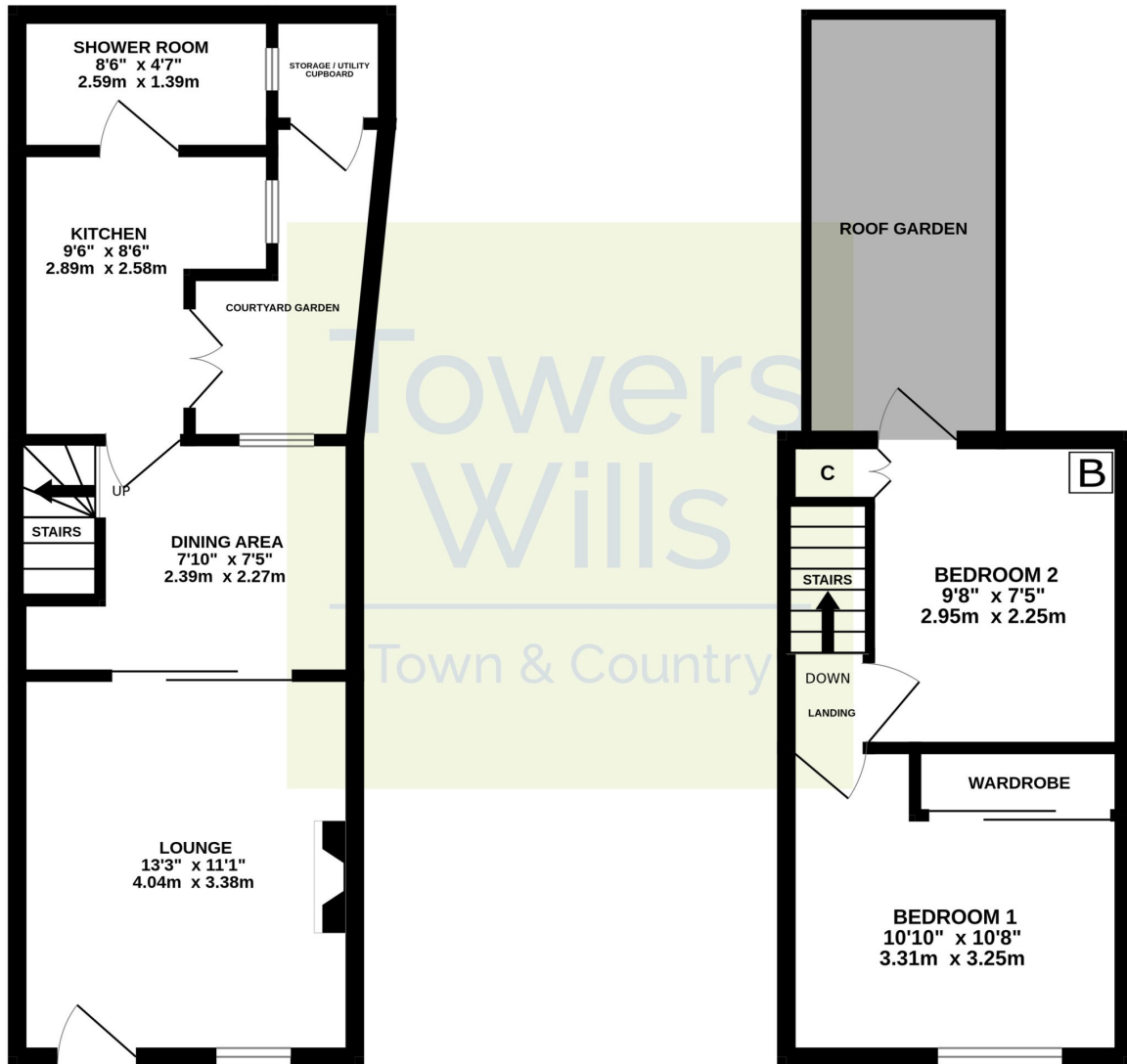
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Floor Plan

GROUND FLOOR

1ST FLOOR



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