

Towers Wills

Town & Country

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2, Withy Bank Drove, Martock, Somerset TA12 6FY

£360,000

Towers Wills are delighted to present this very well presented four bedroom detached family home, situated within the popular Coat Grove development in Martock. Built in 2021, the property benefits from the remainder of its original NHBC warranty and offers modern, well-proportioned accommodation throughout, together with driveway parking, garage and a pleasant enclosed rear garden.

Accommodation:

Entrance Hall
Double glazed door to the front, radiator and useful under-stairs storage cupboard.

Downstairs Cloakroom
Fitted with WC, wash hand basin, radiator and double glazed window to the side.

Lounge – 5.04m (max) x 3.27m (max)
A light and comfortable reception room with double glazed window to the front, two radiators and feature media wall with space for television and electric fire.

Kitchen/Diner – 5.52m (max) x 4.14m (max)
A well-appointed kitchen/dining space ideal for entertaining, with double glazed French doors opening onto the rear garden and additional double glazed window to the rear. Fitted with a one bowl sink drainer, integrated dishwasher, integrated gas hob with extractor over, integrated electric oven and integrated fridge/freezer. Cupboard with space and plumbing for washing machine along with the gas combi boiler. Radiator.

First Floor Landing
Loft hatch, radiator and storage cupboard.

Bedroom One – 4.21m x 2.75m
Double glazed window to the front and radiator.

En-suite
Comprising shower cubicle with electric shower, WC, wash hand basin, heated towel rail, extractor fan and shaver point.

Bedroom Two – 3.00m x 2.85m
Double glazed window to the rear and radiator.

Bedroom Three – 2.69m (max) x 2.21m plus door recess.
Double glazed window to the front and radiator.

Bedroom Four – 2.60m (max) x 2.04m (max)
Double glazed window to the rear and radiator.

Family Bathroom
Suite comprising bath with shower over, WC, wash hand basin, radiator, extractor fan and double glazed window to the side.

Outside:

To the front, the property is largely laid to lawn with driveway parking to the side providing ample off-road parking and access to the single garage, which benefits from up-and-over door, power, light and personal door to

Key Features

- Well Presented Throughout
- Detached House
- Popular Village Location
- Four Bedrooms
- Master En-suite
- Driveway Parking & Garage
- Enclosed Rear Garden

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

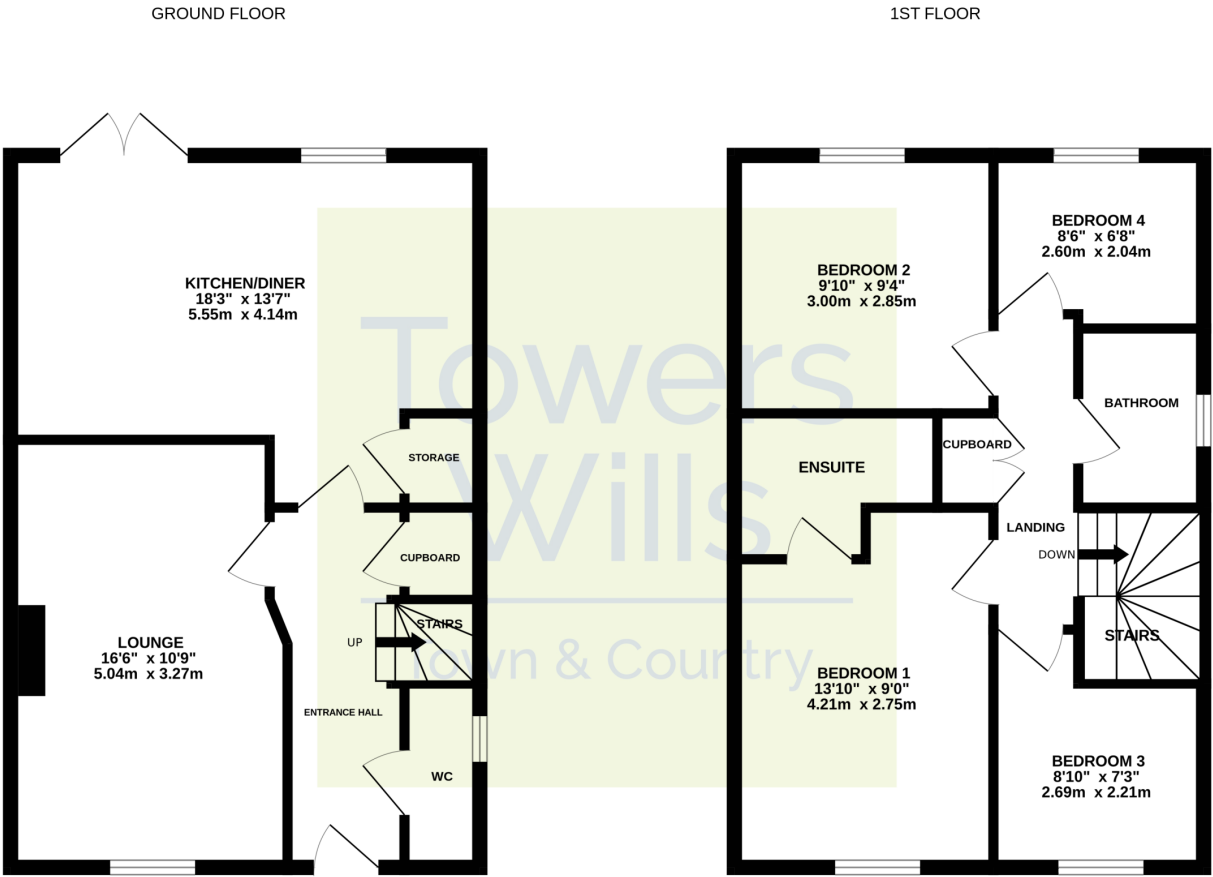
the rear garden.

The rear garden is mainly laid to lawn with patio seating area, outside tap, side gated access and personal door to the garage.

A superb modern family home in a sought-after development, offering excellent presentation throughout.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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