



56 Marwin Close  
Martock, TA12 6HL

GeorgeJames PROPERTIES  
EST. 2014



# 56 Marwin Close

Martock, TA12 6HL

Guide Price - £234,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

56 Marwin Close is a beautifully presented terraced house with accommodation comprising entrance hall, sitting room, separate dining room and modern kitchen. There is a good size conservatory offering additional living space with doors opening to the garden. To the first floor there are two double bedrooms both with built in wardrobes and a modern family bathroom. A garage is situated behind the house in a block with a parking space.

## Services

Mains water, gas, drainage and electricity are connected. A mains gas point is situated under the stairs. Council tax band B.

## Amenities

Martock is a large village which has an excellent range of day to day amenities including shops, businesses, doctors, dentist, pubs, restaurant, and primary school. It is close to the A303 London to Exeter trunk road and the regional centres of Yeovil, Sherborne and Taunton are all within easy motoring distance. The surrounding area is well served by state and public schools. There are ample recreational activities including the nearby Ham Hill Country Park.

## Entrance Hall

Part glazed entrance door leads to the entrance hall with stairs leading to the first floor.

## Sitting Room 13' 10" x 11' 11" (4.21m x 3.62m)

With window to the front, wood flooring and feature fireplace with electric fan heater. Understairs storage cupboard with mains gas point.

## Dining Room 9' 2" x 8' 0" (2.80m x 2.43m)

With window to the rear, wood flooring and French doors to the conservatory. Night storage heater.

## Kitchen 9' 2" x 6' 10" (2.80m x 2.09m)

With window to the rear, tiled floor, modern fitted kitchen comprising base and wall mounted units with work surfaces over. Single drainer sink unit with mixer tap. Space for cooker, washing machine and fridge freezer.





**Conservatory** 13' 0" x 12' 6" (3.96m x 3.80m)

uPVC double glazed conservatory with French doors to the garden. Two electric wall heaters.

**Landing**

With access to the loft space, wood flooring and built in airing cupboard housing hot water cylinder.

**Bedroom 1** 12' 1" x 10' 0" (3.68m x 3.06m)

With window to the front, night storage heater and a range of built in wardrobes.

**Bedroom 2** 10' 10" x 8' 2" (3.29m x 2.48m)

With window to the rear, night storage heater and a range of built in wardrobes.

**Bathroom**

With window to the rear, modern bathroom suite comprising low level WC, wash hand basin and vanity cupboards. Panelled bath with electric shower and shower screen. Heated ladder towel rail.

**Outside**

To the front of the property there is a path leading to the front entrance door. Slate terraced gardens with flower and shrubs. The rear garden is enclosed by panelled fencing with decked terrace area, artificial lawn and gate leading to the garage situated within a block, there is a parking space in front of the garage..

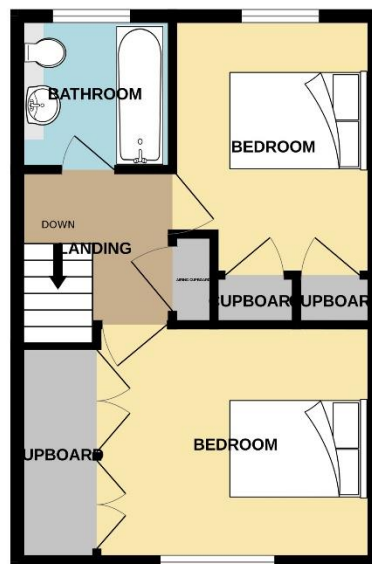




GROUND FLOOR



1ST FLOOR



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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: [somerton@georgejames.properties](mailto:somerton@georgejames.properties)

[www.georgejames.properties](http://www.georgejames.properties)



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