



30, Vincent Way, Martock, Somerset TA12 6DG

£365,000

SOUTH FACING GARDEN AND WITHIN EASY REACH OF LOCAL AMENITIES! Towers Wills are delighted to bring to market this substantial five-bedroom detached townhouse, situated in the popular village of Martock and conveniently placed for local amenities. This versatile family home offers spacious accommodation arranged over three floors, including a dual-aspect lounge, open plan kitchen/diner, utility room, garage, driveway parking and a low-maintenance courtyard garden. The property further benefits from owned solar panels with battery storage.

Accommodation:

Entrance Hall

Double glazed door to the front, radiator and stairs rising to the first floor.

Lounge (5.66m max x 3.63m max)

Dual-aspect reception room with double glazed window to the front, double glazed French doors opening to the garden and two radiators.

Kitchen/Diner (5.64m max x 3.16m max)

Well-appointed open plan space with double glazed windows to the front and side, radiator, quartz worktops with inset sink/drain, integrated dishwasher, integrated microwave and electric oven, induction hob with extractor over and fridge/freezer.

Utility Room (2.72m x 1.60m)

Double glazed door to the rear providing access to the driveway, radiator, cupboard, solar panel control unit and battery, extractor fan and space for washing machine.

Downstairs WC

Double glazed window to the rear, radiator, wash hand basin and WC.

First Floor

Bedroom Two / Additional Reception Room (5.66m max x 3.30m max)

Dual-aspect room with double glazed windows to the front and side, two radiators — ideal as a large bedroom or second sitting room.

Bedroom Three (3.23m + door recess x 3.17m max)

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

Family Bathroom

Double glazed window to the side, bath with centre taps and mixer shower, separate shower cubicle, WC, wash hand basin, radiator, extractor fan and shaver point.

Second Floor Landing

Double glazed window to the rear, loft hatch and airing cupboard housing gas centre heating system.

Bedroom One (5.65m x 3.35m)

Dual-aspect principal bedroom with double glazed windows to the front and side, two radiators, fitted wardrobes and additional storage.

En-suite

Double glazed window to the front, shower cubicle, WC, wash hand basin, radiator, extractor fan and shaver point.

Bedroom Four (3.14m max x 3.21m max)

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

Key Features

- Detached Town House
- Five Bedrooms
- Master En-suite
- Driveway Parking
- Garage
- Courtyard Garden
- Fully Owned Solar Panels

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bedroom Four (3.14m max x 3.21m max)

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

Bedroom Five (2.40m x 3.21m)

Double glazed window to the side and radiator.

Outside:

To the rear, a private south-facing courtyard garden provides a pleasant, low-maintenance outdoor space ideal for entertaining and alfresco dining, with personal access to the garage.

Garage (5.04m x 2.73m)

Up and over door to the front, power, light, eaves storage and personal door to the garden.

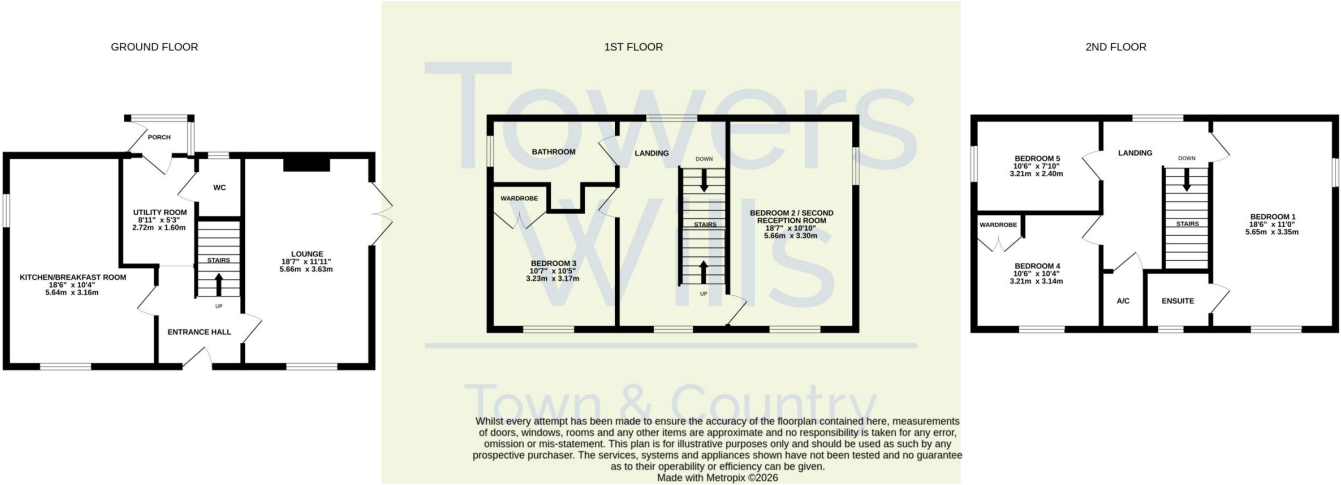
Parking

Driveway parking to the rear of the property leading to the garage.

A spacious and versatile modern townhouse in a sought-after village setting, ideally suited to family living. Early viewing is highly recommended.



Floor Plan



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