

7 Printers Court

Martock, Somerset, TA12 6EA



£180,000 Leasehold

A superbly presented first (top) floor flat, offering light and airy accommodation including three double bedrooms, a modern kitchen and shower room, two parking spaces and a generous enclosed garden with a large shed. Viewings by appointment.

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 3  1  1 EPC TBC

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ACCOMMODATION

A door to the building opens into a shared hall (with one other first floor flat) which incorporates the staircase. Upon entering the property there is a central hallway which gives access to all rooms and includes two built-in storage cupboards and a hatch to the loft space. There are three double bedrooms, two of which have fitted wardrobes. The third bedroom, located next to the kitchen, could equally be used as a separate dining room, should a purchaser wish for more space in the sitting room. The kitchen is fitted with a range of modern floor and wall units, with an integrated electric oven and hob, plus space for freestanding white goods. The boiler, for the gas-fired central heating, is also located in the kitchen (serviced Feb 2022). Adjoining, there is a modern shower room, fitted with a corner shower cubicle, a low level WC, a vanity wash hand basin and a heated towel rail. Replacement uPVC double glazed windows were fitted throughout in 2020.

OUTSIDE

The property benefits from two allocated off road parking spaces. In addition, there is an excellent size garden, private to this property, which is enclosed to all sides and laid to lawn with a patio and deck seating area. The garden also includes a good size timber shed. An outside power socket is located by the front door to the flat.

TENURE

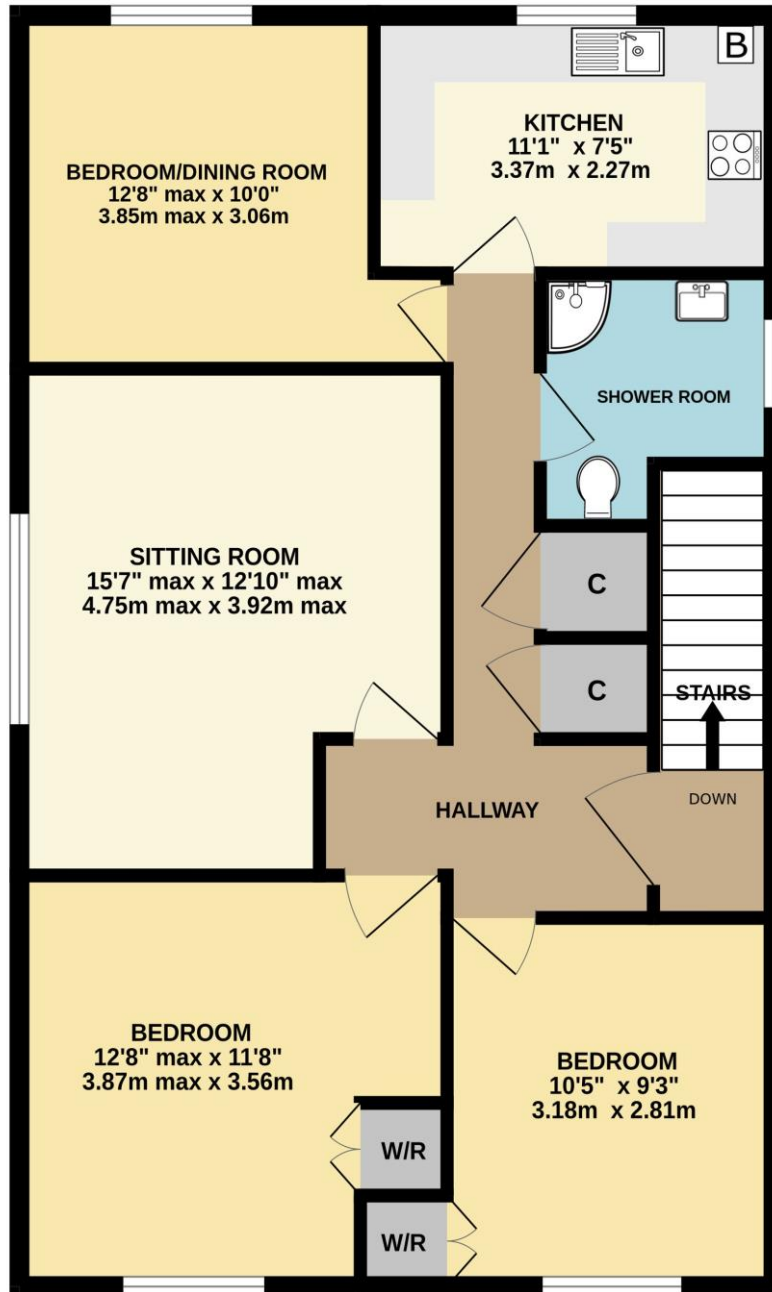
The property is Leasehold with 978 years remaining on the lease. A service charge of £660 per annum is payable to the management company 'Harling Taylor Property Management Ltd'.

LOCATION

One of the largest parishes in Somerset, the thriving village of Martock is conveniently located close to the A303 and only 7 miles from Yeovil. Home to a range of attractive property, from modern flats and houses to pretty cottages and larger family residences, Martock is a popular location for a wide selection of buyers. Local amenities include a shopping centre, a Co-Op, cafés, clubs, societies, churches, sporting & exercise facilities, various schools and a library.







PRINTERS COURT

TOTAL FLOOR AREA : 810 sq.ft. (75.3 sq.m.) approx.

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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