

Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



7, Derwent Way, Yeovil, Somerset BA21 3SZ

Offers Over £260,000

Towers Wills are pleased to present this extended end of terrace property situated on the popular Abbey Manor Park. This deceptively large and versatile property benefits from ample off-road parking, rear garden, downstairs WC, study, conservatory, open plan lounge/diner, modern kitchen, three double bedrooms with master ensuite and family bathroom. The property is a short walk to local amenities including, the highly rated Preston Primary School, local convenience store and pub.

Porch 1.93m x 0.88m

Double glazed door to the front and double glazed windows to the front and side.

Entrance Hall

Double glazed door to the porch and under stairs storage cupboard.

Study 1.87m plus recess x 1.86m

Double glazed window to the front, space for washing machine and space for dryer.

W.C 1.11m x 0.91m

Includes wash hand basin, w.c, radiator and extractor fan.

Lounge 4.61m x 3.65m – maximum measurements

Double glazed patio doors to the conservatory, radiator and opening to the dining area.

Dining Area 3.54m x 3.33m – maximum measurements

Double glazed windows to the rear and side, radiator, log burner and opening to the lounge area.

Kitchen 3.22m x 3.49m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, double glazed door to the side, double glazed window to the front, integrated five ring gas hob with extractor over, integrated electric oven and grill and American style fridge/freezer.

Conservatory 3.13m x 3.00m

Double glazed windows to the rear and sides, power, light and double glazed French doors to the side.

First Floor Landing

With loft hatch and cupboard.

Bedroom One 3.68m x 3.35m – maximum measurements

Double glazed window to the front, radiator and two fitted wardrobes.

En-suite 2.69m x 1.01m – maximum measurements

Comprising shower cubicle, wash hand basin, w.c and extractor fan.

Bedroom Two 3.69m x 2.70m – maximum measurements

Double glazed window to the rear, radiator and built-in wardrobes.

Bedroom Three 3.35m x 2.14 plus door recess – maximum measurements

Double glazed window to the rear and radiator.

Bathroom 3.68m x 2.57m - L shape room – maximum measurements

Suite comprising bath with mixer tap shower, wash hand basin, w.c, two double glazed windows to the front, heated towel rail, extractor fan and cupboard housing gas combi boiler.

Key Features

- Popular Abbey Manor Park
- Extended
- End of Terrace
- Conservatory
- Three Double Bedrooms
- Master En-suite
- Ample Off Road Parking

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Rear Garden

To the rear there is an area laid to AstroTurf, patio area, plum slate beds, outside power, shed (with power and light connected) and a gate to the rear.

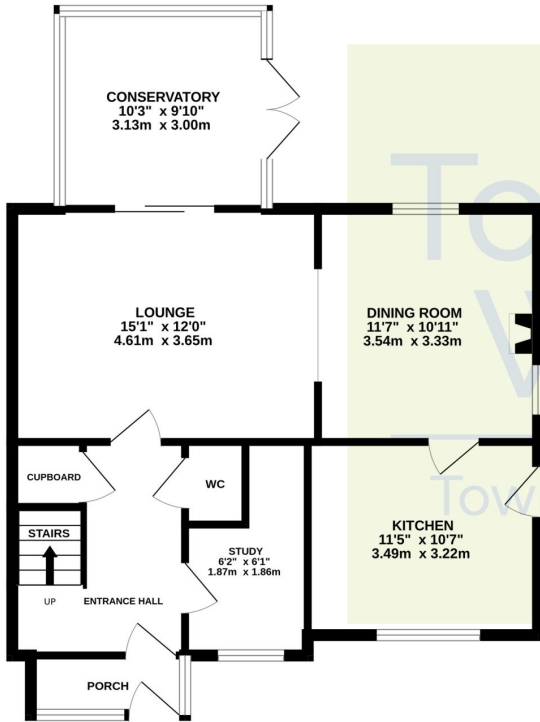
Front Garden

To the front of the property is a driveway providing ample off road parking.

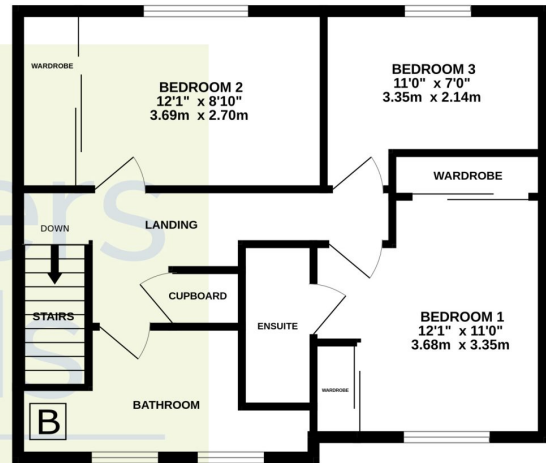


Floor Plan

GROUND FLOOR



1ST FLOOR



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Towers Wills

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

info@towerswills.co.uk | www.towerswills.co.uk