

# Towers Wills

Town & Country

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



## 21, Townsend, Montacute, Yeovil, Somerset TA15 6XH

Offers Over **£280,000**

Towers Wills are pleased to present this delightful end of terrace cottage situated in the sought-after village of Montacute. This extended property briefly comprises of; open plan lounge/diner, kitchen, three bedrooms and shower room. Outside, a good-sized rear garden backs on to open countryside and offers views to St. Michaels Hill. The village of Montacute and it's thriving community is home to the National Trust owned Montacute House and has a range of facilities including petrol station, shop, village store, Post Office, two pubs, primary school and a village hall. It is also surrounded by National Trust Woodland with wonderful walks up onto Ham Hill.

## Entrance Hall

Double glazed door to the front.

## Lounge Area 3.63m x 4.36m – maximum measurements

Double glazed window to the front, feature fireplace, radiator and opening through to the dining area.

## Dining Area 3.42m x 4.36m – maximum measurements

Radiator, under stairs cupboard, feature fireplace and double glazed French doors to the rear garden.

## Kitchen 4.58m x 2.21m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and half bowl sink drainer, integrated gas hob with extractor over, integrated electric oven and grill, integrated dishwasher (not currently working), integrated washing machine, integrated fridge freezer, double glazed windows to the rear and side and double glazed door to the side.

## First Floor Landing

Includes radiator and stairs leading to the second floor.

## Bedroom One 2.59m x 3.47m – maximum measurements

Double glazed window to the rear, radiator, built-in cupboard and airing cupboard which includes boiler.

## Bedroom Three 3.37m x 2.48m – maximum measurements

Double glazed window to the front and radiator.

## Shower Room 2.48m x 1.81m – maximum measurements

Suite comprising shower cubicle, wash hand basin, w.c, double glazed window to the front, radiator, extractor fan and shaver point.

## Second Floor

## Bedroom Two 2.79m x 3.68m – maximum measurements

Two double glazed windows to the rear, radiator, built-in double wardrobe and single glazed windows to the stairwell.

## Rear Garden

The rear garden is mainly laid to lawn with a patio area, outside tap, power and a wooden shed which includes power.

## Agents Note

The two neighbouring properties (19 & 20) have a right of way across the front part of the rear garden of No 21, via the alleyway and No 21 has access to the rear garden of their property via the same alleyway. Foot access only.

## Key Features

- End of Terrace Cottage
- Sought After Village Location
- Three Bedrooms
- Rear Garden
- Countryside Views

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill  
Yeovil

Somerset

BA202RF

T: 01935 577032

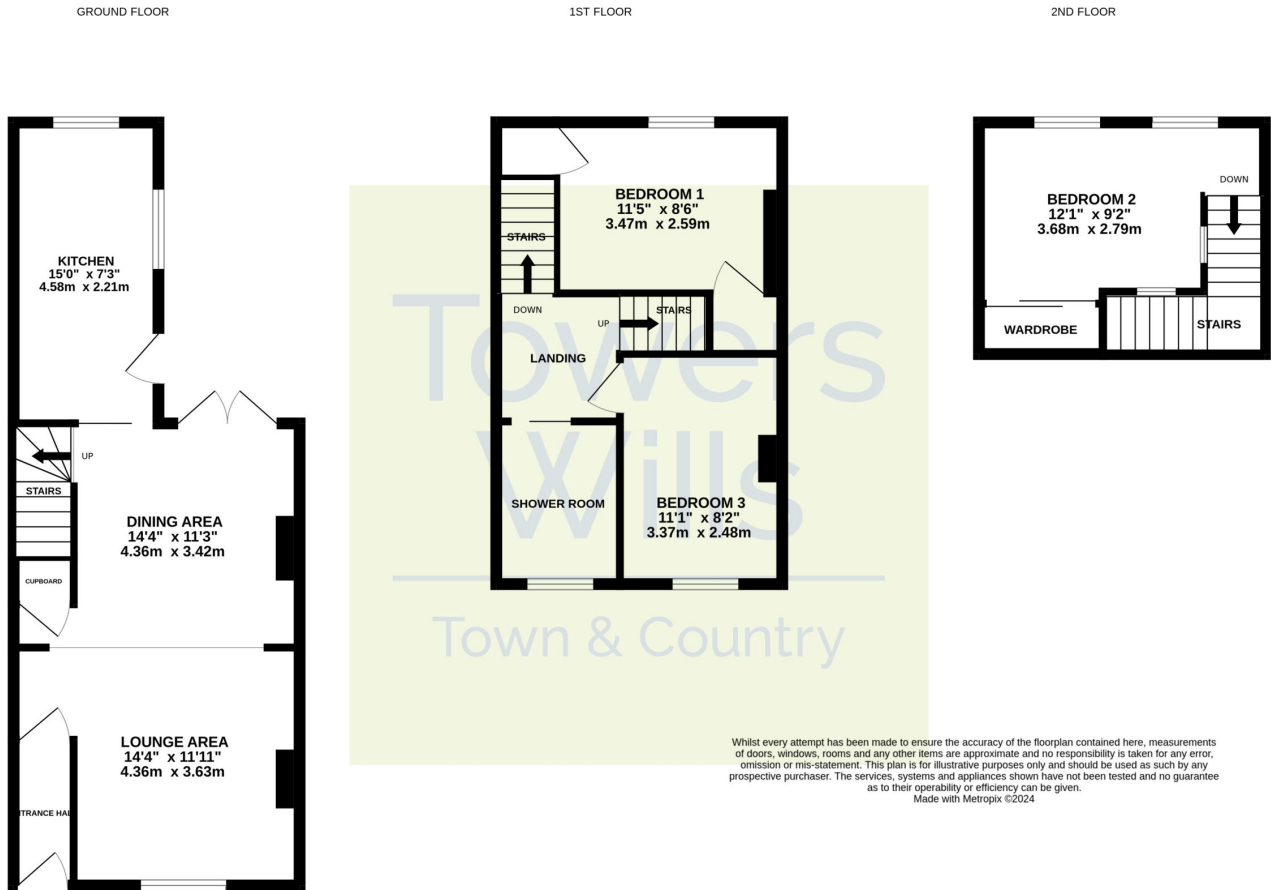
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



# Floor Plan



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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](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)