

# Towers Wills

Town & Country

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## 157, Glenthorne Avenue, Yeovil, Somerset BA21 4PL Offers Over **£260,000**

Towers Wills are pleased to offer to market this extremely well presented, three bedroom semi detached house, situated in a popular town location. The property briefly comprises; entrance hall, modern fitted kitchen/diner, lounge, utility room with downstairs shower room, three bedrooms, family bathroom, enclosed rear garden with garden room, off road parking, garage and garden. The property is situated in a sought-after position and within walking distance of local shops, amenities and bus routes.

## Entrance Hall

Composite door to the front, Low level skirting with LED lights leading to kitchen, grey porcelain floor tiles, double glazed window to side, under-stairs cupboard, large cupboard housing new Valiant central heating boiler, underfloor heating and radiator.

## Lounge Area 3.55m x 2.67m

Double glazed window to the front, LED spot lighting and radiator.

## Kitchen/Diner Area 2.77m x 4.43m

Modern Fitted kitchen with wall, base and draw units. White Andromeda work top and breakfast bar with mood lighting. Integrated dishwasher. Integrated Electric oven with 5 induction hob and cooker hood. Designer double bowl sink with drainer and white farmhouse style tiles to splash prone areas. Inset LED spot lighting overhead with LED foot lighting to plinth. Porcelain gloss grey tiled flooring with under floor heating, double glazed window to side and radiator.

## Downstairs Shower Room 2.33m x 1.18m

Walk in shower with black feature rainfall effect shower head. Additional black hand held shower and LED shower mixture with time and shower temperature displayed. Large black glass wash hand basin on an Oak worktop. Touch sensitive light and demister mirror. Feature dropped ceiling with changeable LED mood lighting and concealed cistern WC. Additional LED lighting in shower and to skirting level.

## Utility Room 2.67m x 1.69m

With storage cupboard. White Andromeda work top over space for three appliances and plumbing for washing machine. LED spotlights overhead and skirting LED lighting below. Velux style roof light. Gloss grey floor tiles with underfloor heating, radiator and door to garden.

## Landing

With double glazed window to side and access to the loft space.

## Bedroom One 3.63m x 2.68m

Double glazed windows to front, spot lights, storage cupboard with shelves and radiator.

## Bedroom Two 3.32m x 2.81m

Double glazed window to rear, radiator and cupboard with shelving.

## Bedroom Three 2.69m x 1.83m

Double glazed window to front and radiator.

## Bathroom

Bathroom suite comprising 'P' shaped bath with mixer taps and rainfall effect shower over. Glass wash hand basin on an oak worktop and W/C. Demister mirror with touch to light, lighting. Tiled floor, dual fuel heated towel rail and double glazed window to rear.

## Front Garden

## Key Features

- Well Presented Throughout
- Within Walking Distance of the Town Centre
- Three Bedrooms
- Enclosed Rear Garden
- Garden Room
- Driveway
- Garage

## Contact Us

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Generous private driveway for two vehicles, finished in block paving and Coltsworld gravel with shared driveway to the side with access to garage at the rear. Steps leading to front door in Indian sandstone. LED up and down lighting to front and side of the property, along with front soffit LED down lighting.

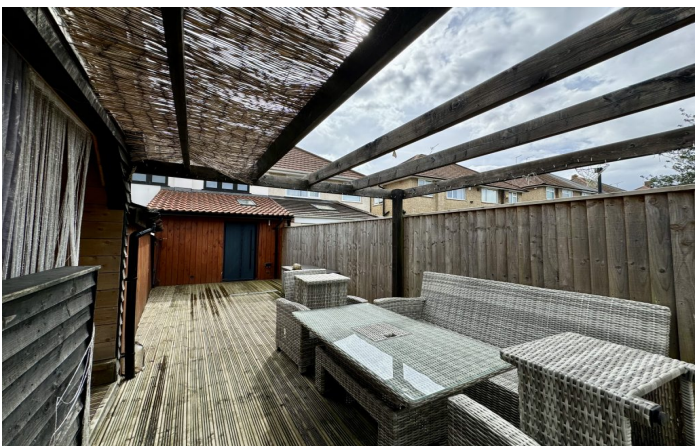
### **Rear Garden**

Offering an enclosed rear garden with soffit downlighting and enclosed decked area, external power point and Wifi point. Timber framed open fronted garden room with black up & down lighting and power supply. Further to the rear is a spacious graveled area enclosed by fencing. Side gate also leading to the side and front of the property.

### **Garage**

Single garage with 'up and over' door, power & light.

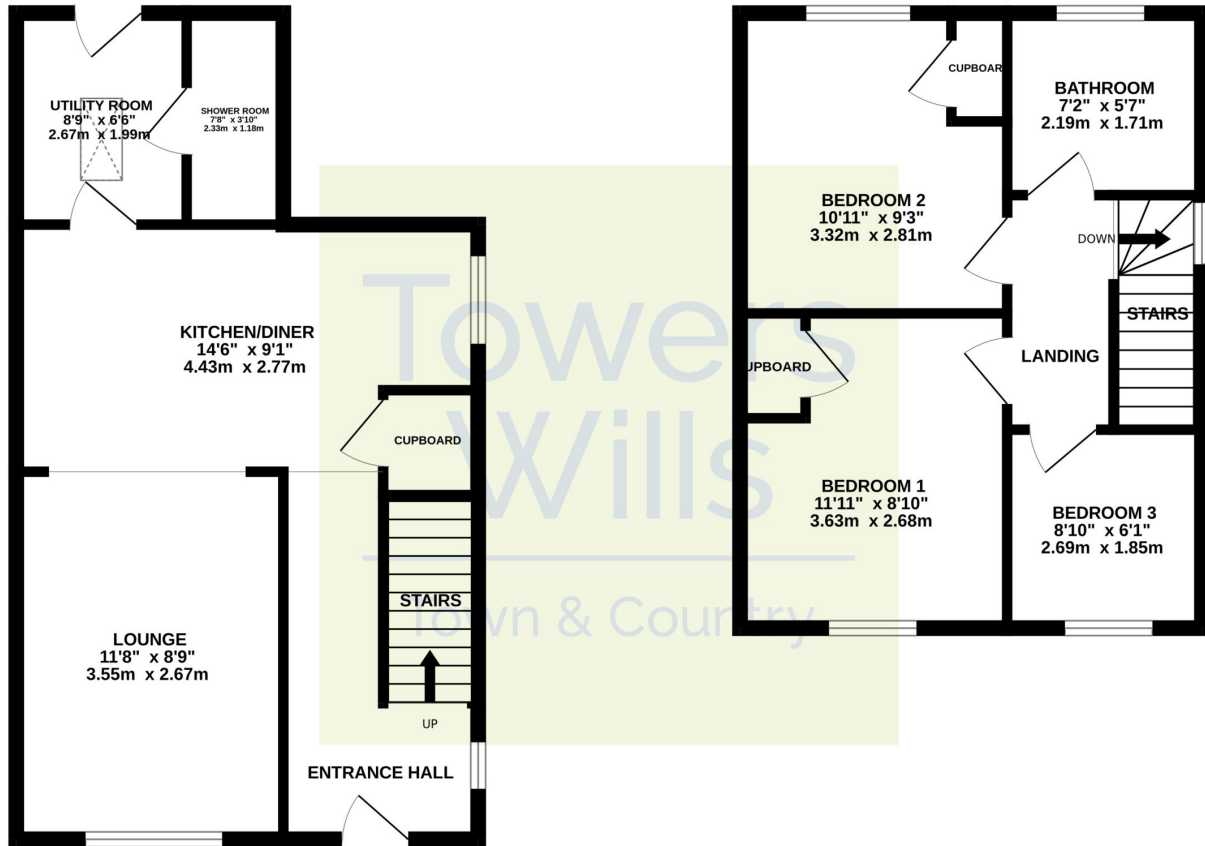




# Floor Plan

GROUND FLOOR

1ST FLOOR



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