

Towers Wills

Town & Country

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30, Townsend, Montacute, Somerset TA15 6XH

Offers Over **£280,000**

Towers Wills welcome to the market this well presented characterful property, situated in the desirable village of Montacute. The two bed terrace property briefly comprises of; lounge, open plan kitchen/diner/living area, two bedrooms, family bathroom, gas central heating, double glazed windows and a large rear garden. One to view to appreciate, please contact Towers Wills for further information and to arrange a viewing.

Entrance Hall

With door to the front.

Lounge 4.25m x 3.46m

Double glazed window to the front, log burner, radiator and under stairs cupboard.

Open Plan Kitchen/Diner/Living Area 4.68m x 4.00m

Comprising of a range of wall, base and drawer units, work surfacing with Butler sink/drainers, flagstone flooring, double glazed window to the rear, double glazed patio doors to the rear garden, radiator, space for slimline dishwasher, gas combi boiler, space for washing machine, Range style cooker with electric ovens, gas hob with extractor over and space for fridge freezer.

First Floor Landing

Includes loft hatch.

Bathroom 2.47m x 2.08m – partial restricted head height

Suite comprising roll-top bath, separate shower cubicle, wash hand basin, w.c, double glazed window to the rear, shaver point and heated towel rail.

Bedroom One 3.05m x 4.36m

Double glazed window to the front and radiator.

Bedroom Two 3.44m x 2.11m

Double glazed window to the rear and radiator.

Outside

To the front of the property is an area of garden, mainly laid to lawn with planted beds, fronted by stone wall and shared path leading to the property.

Rear Garden

The rear garden is largely laid to lawn with planted beds, decked seating area, patio area, outside tap, brick-built outhouse/shed, vegetable beds and rear access (across neighbours parking area).

Key Features

- Desirable Village Location
- Two Bedrooms
- Well Presented Throughout
- Character Features
- Large Rear Garden

Contact Us

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Energy Efficiency

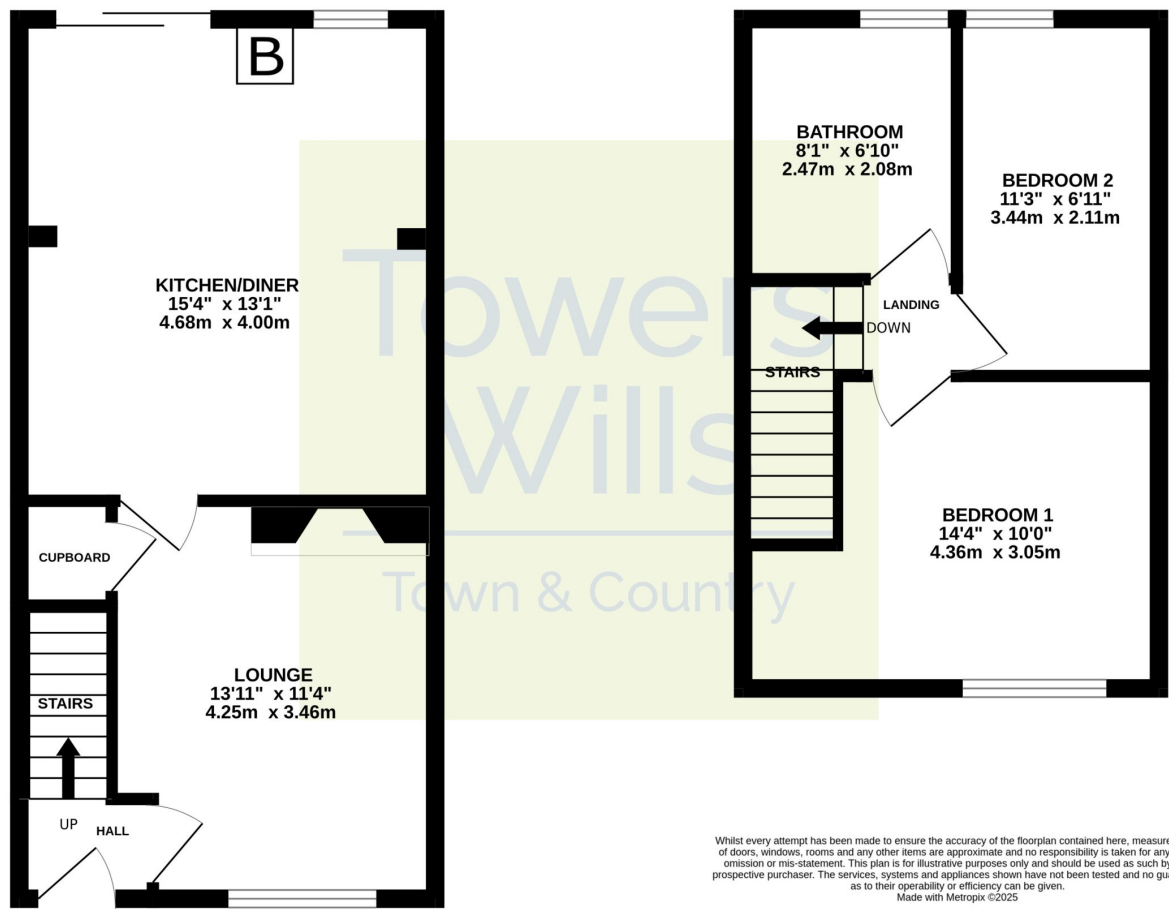
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 46 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor Plan

GROUND FLOOR

1ST FLOOR



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