

# Towers Wills

Town & Country

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



10, Southway Drive, Yeovil, Somerset BA21 3ED

**£185,000**

**\*\*For sale by the Modern Method of Auction\*\*** Towers Wills welcome to the market this Semi-Detached bungalow situated in this popular location. In need of sympathetic updating and briefly comprising hall, lounge/dining room, kitchen, two bedrooms, bathroom, low maintenance rear garden, garage and parking. With NO ONWARD CHAIN early viewing is advised.

**Entrance Hall** 1.38m x 2.06m

With window outlook to the front and cupboard housing the gas boiler.

**Lounge/Diner** 3.35m x 5.51m

With window outlook to the front, feature fireplace and radiator.

**Inner Hallway** 0.91m x 2.58m

With airing cupboard housing the cylinder and hatch to roof space.

**Kitchen** 2.54m x 2.91m

Fitted with patterned worktops and timber effect doors with a range of wall and base units. A stainless-steel sink drainer unit with mixer tap, electric hob with oven under, stainless steel extractor hood over, part tiled walls, radiator, window with outlook to the side and door leading out to the side, which can be used to access both front and back gardens.

**Bedroom One** 3.35m x 2.64m

With window outlook to the rear and radiator.

**Bedroom Two** 2.74m x 2.84m

With French doors leading out to the rear garden via steps and radiator.

**Bathroom** 1.73m x 2.58m

A white suite with panel bath and shower over, WC, pedestal hand basin, shave point, part tiled walls and window with outlook to the side.

**Garden**

A low maintenance front garden with shrubs whilst to the rear the garden is laid to block paving and slabs, enclosed by part lap panel fencing and benefits from side access and gate leading out to the parking area.

**Garage** 2.61m x 5.21m

With 'up and over' door and side door leading out to the drive.

**Driveway**

The drive provides off road parking for one vehicle.

**Auctioneer Comments**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the

## Key Features

- Modern Method of Auction
- Sold by Modern Auction (T&Cs apply)
- Subject to Reserve Price
- Buyer Fees Apply
- Two Bedroom Semi Detached Bungalow
- Popular location
- Low maintenance gardens
- Garage and parking

## 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)

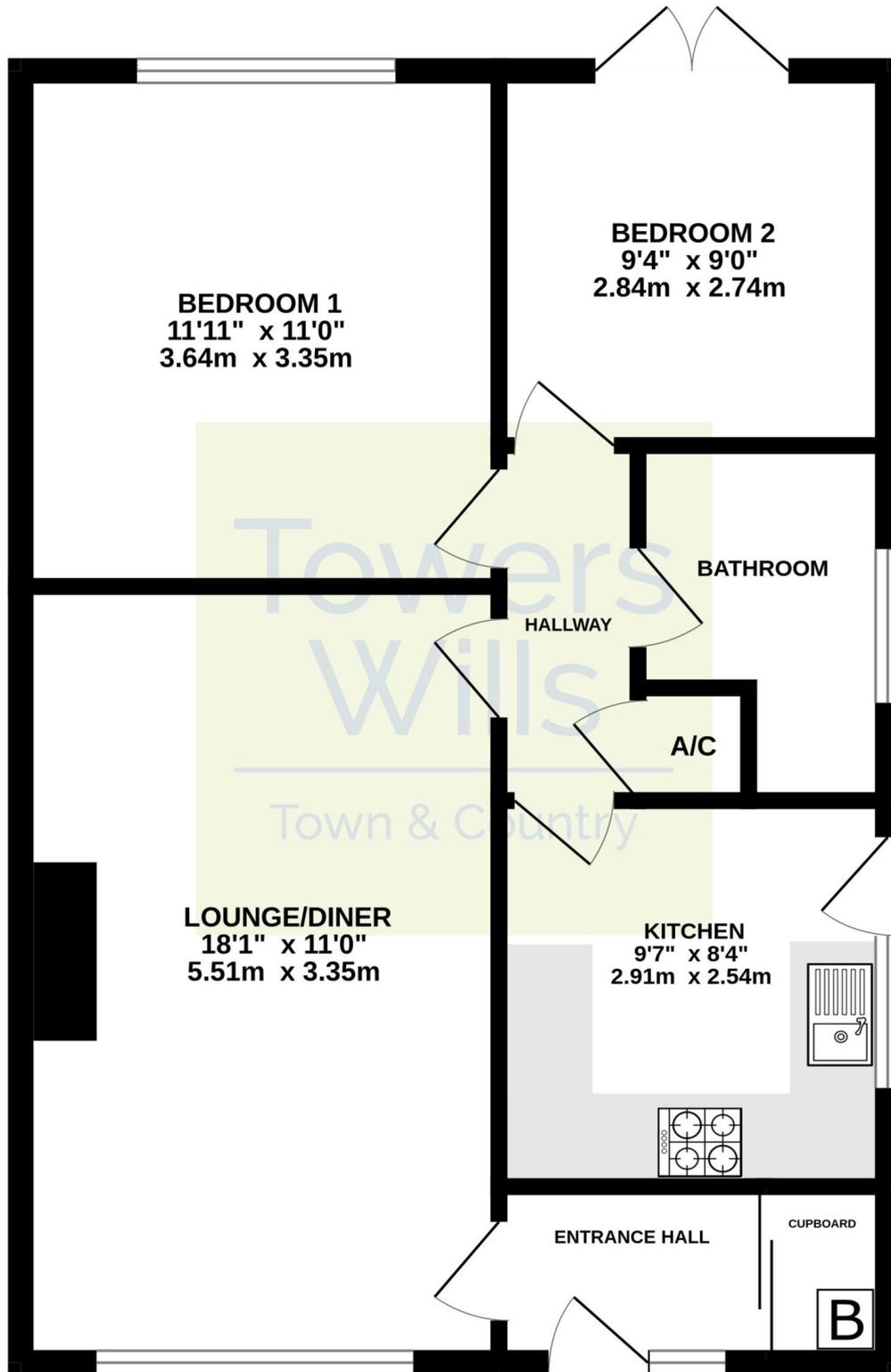
## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.



# Floor Plan



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.  
Made with Metropix ©2025

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note

floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view

**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)