



130, Montacute Road, Yeovil, Somerset BA22 8ZD

£280,000

Towers Wills are delighted to present to market this modern and well-proportioned three-bedroom semi-detached family home, situated on the ever-popular Augusta Park development on the western side of Yeovil. Positioned on the edge of town with excellent access to nearby villages including Montacute – home to the National Trust's Montacute House – and within walking distance of Kingfisher Primary School, this stylish property offers contemporary living, a generous rear garden, garage, parking, and is perfectly suited to first-time buyers and growing families alike.

Ground Floor Accommodation:

Entrance Hall

Entrance door to front, radiator, and internal doors leading to lounge and kitchen/diner.

Lounge – 5.64m x 3.14m

A spacious dual-aspect room with double glazed window to the front, French doors opening to the rear garden, and two radiators.

Kitchen/Diner – 5.64m max x 2.88m plus door recess

Fitted with a range of modern wall and base units, comprising:

- One-and-a-half bowl stainless steel sink drainer
- Integrated electric hob with extractor hood over
- Integrated electric oven
- Space for fridge freezer and dishwasher
- Built-in storage cupboard

Double glazed windows to front and rear, and two radiators.

Utility Room – 1.80m x 1.96m

With space and plumbing for washing machine and dryer, wall-mounted gas combi boiler, radiator, and double glazed door to the rear garden.

Cloakroom

Fitted with WC, wash hand basin, radiator, and extractor fan.

First Floor Accommodation:

Landing

With radiator, loft hatch, built-in storage cupboard and double glazed window to rear.

Bedroom One – 5.65m max x 3.17m max

A generous master suite with double glazed windows to both front and rear, two radiators.

En Suite

Fitted with shower cubicle, WC, wash hand basin, radiator, extractor fan, and double glazed window to front.

Bedroom Two – 3.27m max x 2.79m max

Double glazed window to front and radiator.

Bedroom Three – 2.31m x 2.79m

Double glazed window to rear and radiator.

Family Bathroom

Modern suite comprising panelled bath with shower over, WC, wash hand basin, radiator, extractor fan, and double glazed window to front.

Outside:

To the front of the property is a low-maintenance garden enclosed by

Key Features

- Semi-Detached House
- Three Bedrooms
- Popular Agusta Park Development
- Generous Rear Garden
- Garage & Parking

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

decorative iron railings, laid with slate chippings. The rear garden is of a generous size and mainly laid to lawn, with planted borders, patio seating area, outside tap, power socket, and side gate access leading to the garage and parking area.

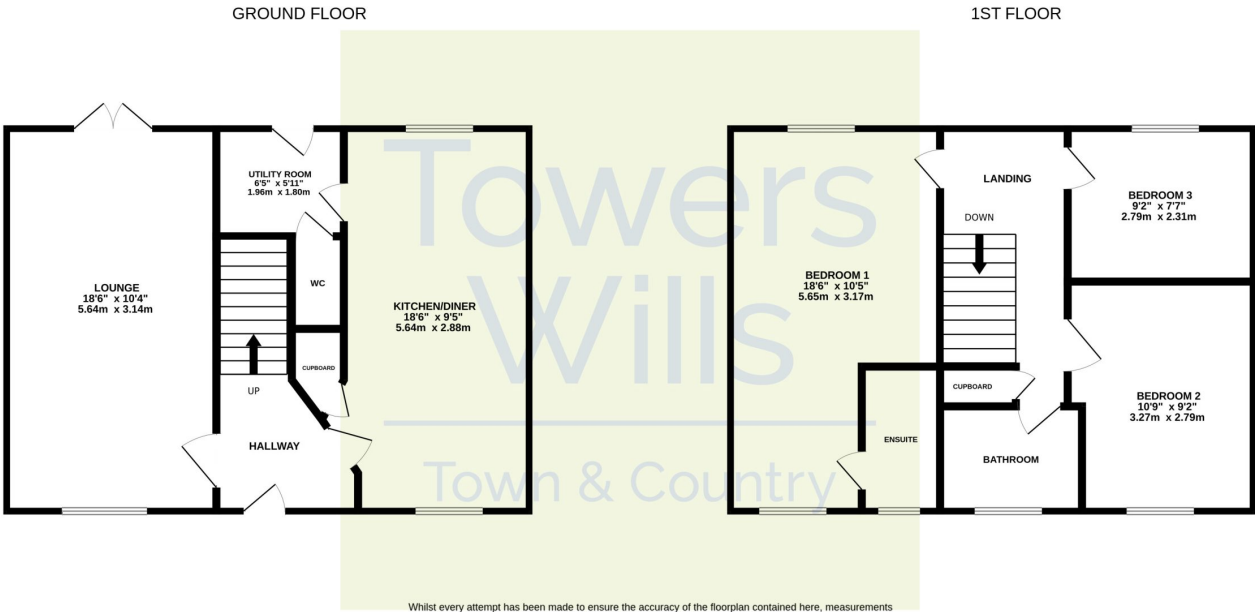
Garage – 5.76m x 2.52m

Up-and-over door to front, double glazed window to rear, and parking space in front.

A beautifully presented and modern family home in a desirable location – early viewing is highly recommended.



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.
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