

# Towers Wills

Town & Country

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



**42, The Toose, Yeovil, Somerset BA21 3SN**

**£210,000**

Towers Wills welcome to market this well-presented home situated on the popular Abbey Manor Park. Just a short walk from local amenities, including a local pub, convenience store, primary school and bus routes. The property includes off-road parking, pleasant rear garden, kitchen, good sized lounge/diner, two bedrooms and family bathroom. An ideal first time buy!

Entrance Hall

Double glazed door to the front and under stairs cupboard.

Kitchen 1.85m x 2.90m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, double glazed window to the front, gas boiler, integrated electric hob, integrated oven with extractor over, integrated washing machine, integrated dishwasher, integrated fridge and integrated freezer.

Lounge/Diner 4.53m x 3.65m – maximum measurements

Double glazed patio doors to the rear and radiator.

First Floor Landing

Includes loft hatch.

Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, double glazed window to the rear, heated towel rail and extractor fan.

Bedroom One 3.43m x 2.65m plus recess – maximum measurements

With two double glazed windows to the front, radiator and two built-in wardrobes.

Bedroom Two 2.04m x 3.20m – maximum measurements

Double glazed window to the rear and radiator.

Front Garden

To the front of the property is a lawn area with planted beds and mature shrubs.

Rear Garden

The rear garden is largely laid to lawn with patio area, outside power and wooden shed.

Parking

There is nearby driveway parking for two vehicles in tandem.

Key Features

- Situated on Abbey Manor Park
- Well Presented Throughout
- Two Bedrooms
- Off Road Parking
- Garden
- Ideal First Time Buy/Investment Opportunity

Contact Us

**Towers Wills Estate Agents - Yeovil**  
114, Hendford Hill  
Yeovil  
Somerset  
BA202RF  
T: 01935 577032  
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



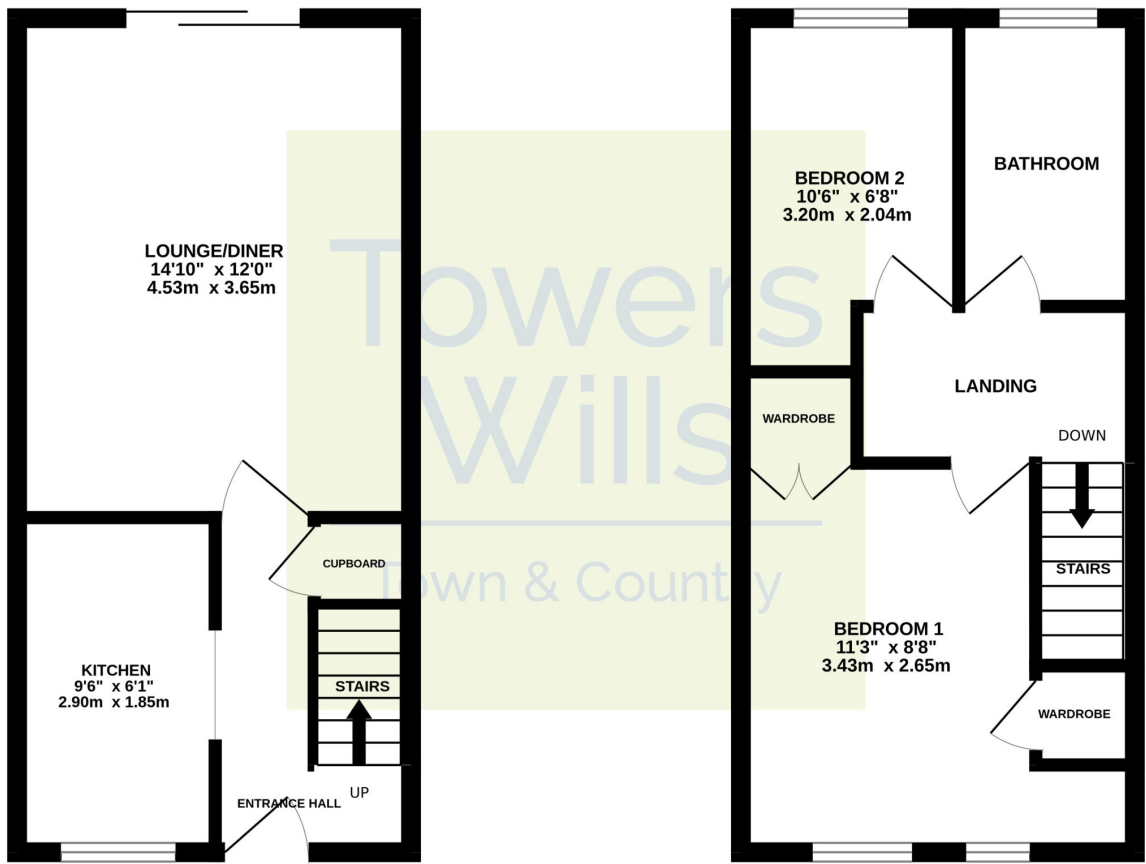




# Floor Plan

GROUND FLOOR

1ST FLOOR



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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)