



## 9, Netley, Yeovil, Somerset BA21 3RT

Offers Over **£150,000**

This attractive double bedroom property enjoys a lovely open rear aspect and benefits from its own private garden and allocated parking. The home features UPVC double glazing, gas central heating, and well-proportioned accommodation including a spacious sitting room, modern fitted kitchen, double bedroom, and fully tiled bathroom. Conveniently located in the popular Abbey Manor Park area, it offers easy access to local shops, schools, major employers, and transport links including Yeovil Junction station, A303, and M5. Ideal for first-time buyers or investors.

Accommodation:

Positioned in a sought-after residential area, this well-presented one-bedroom home enjoys an attractive open outlook to the rear and benefits from its own private rear garden and allocated parking space. The property also features gas central heating and UPVC double glazing throughout.

Accessed via a UPVC double glazed entrance door, the welcoming reception hall includes a useful storage cupboard and a walk-in storage area with light and power—ideal for additional appliances or as a utility space. Stairs rise to the first floor, where a landing provides access to the roof space via a loft hatch.

The generously sized sitting room features timber-effect flooring and boasts a delightful open view to the rear. Leading off the living area is the fitted kitchen, complete with a range of wall and base units finished with timber-effect doors, black marble-effect worktops, and stainless steel fittings. Integrated appliances include a stainless steel four-ring gas hob with oven beneath, along with plumbing for a washing machine and a wall-mounted gas boiler. A window offers a pleasant rear aspect. Also located on the first floor is a double bedroom overlooking the quiet cul-de-sac to the front, and a fully tiled bathroom fitted with a modern white suite.

This superb home is ideally situated within the popular Abbey Manor Park development, offering convenient access to local shops and amenities. The property is also well-placed for access to Yeovil's major employers, highly regarded schools, and transport links. Yeovil town centre offers a wide range of shopping, business, and cultural facilities, including four supermarkets, schools, a college, and Yeovil Junction mainline railway station. Excellent road links include the A30, A37, and the A303 (approx. 5 miles), with the M5 motorway (Junction 23) approximately 20 miles away and the south coast within 25 miles.

Key Features

- Coach House
- Double Bedroom
- Allocated Parking
- Private Garden
- Sought-after Location

Contact Us

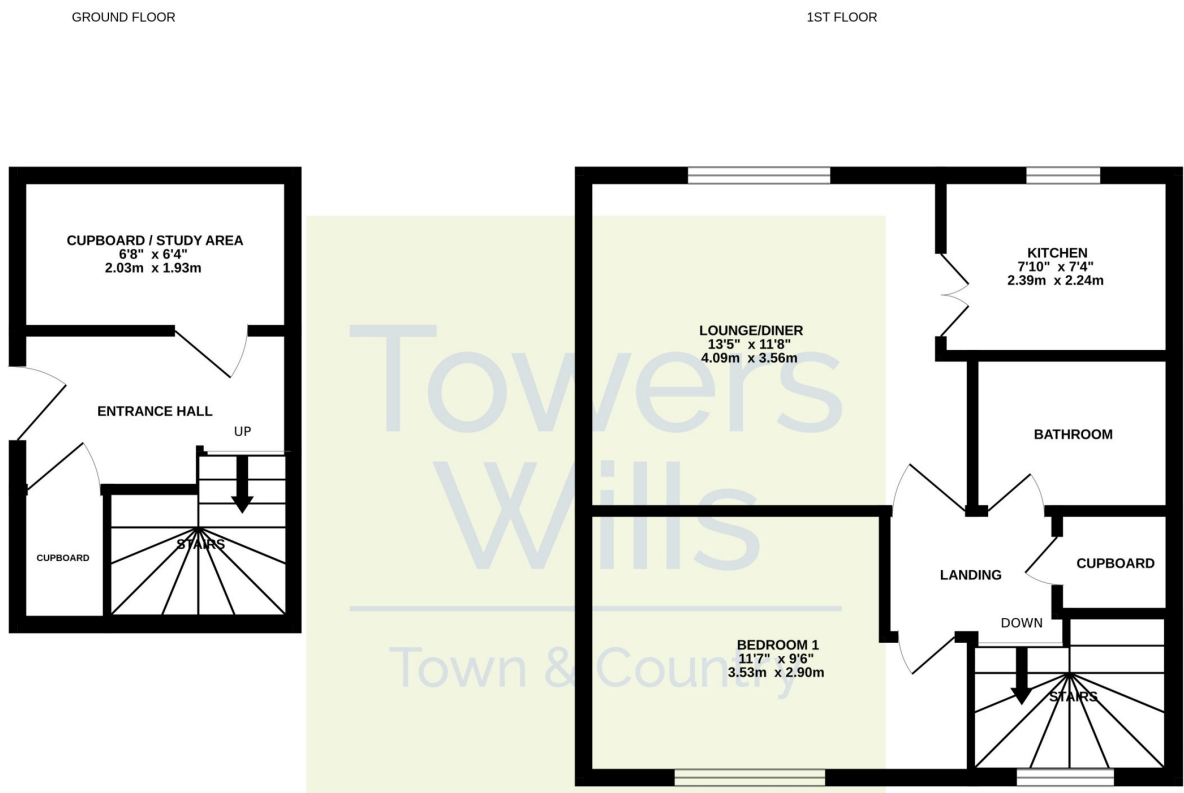
**Towers Wills Estate Agents - Yeovil**  
114, Hendford Hill  
Yeovil  
Somerset  
BA202RF  
T: 01935 577032  
E: info@towerswills.co.uk

Energy Efficiency

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



# 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)