

# Towers Wills

Town & Country

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**1, Hillborne Gardens, Yeovil, Somerset BA21 3SA**

**£315,000**

Towers Wills welcome to the market this well-presented detached property in the popular Abbey Manor Park. Briefly comprising hall, lounge, kitchen, dining room, three bedrooms, bathroom, front and rear gardens, off road parking and garage. Priced for immediate interest and early viewing is advised.

Entrance door leading into the hall.

**WC** 1.06m x 1.07m  
Fitted with WC, wash hand basin, radiator and window with outlook to the side.

**Kitchen** 2.35m x 3.27m  
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, a four ring gas hob with oven under, extractor over, space for fridge/freezer, plumbing for washing machine, central heating boiler, part tiled walls, serving hatch and windows with outlook to the front and rear.

**Lounge** 4.57m x 4.92m  
A good size lounge with window outlook to the side, radiator, stairs to first floor landing and small window with outlook to the front.

**Dining Room** 2.52m x 2.88m  
With patio doors leading out to the rear, serving hatch from the kitchen and radiator.

**Landing**  
With window outlook to the front and hatch to roof space.

**Bedroom One** 2.71m x 3.85m  
With window outlook to the rear and radiator.

**Bedroom Two** 2.22m x 2.57m  
With window outlook to the side and radiator.

**Bedroom Three** 2.11m x 2.16m  
With window outlook to the front and radiator.

**Bathroom** 1.70m x 2.55m maximum measurements  
A white suite with panel bath, shower over, mixer tap, WC, pedestal hand basin mixer tap, heated towel rail, built in cupboard and window with outlook to the side.

**Gardens**  
To the front and side there is a lawned area whilst to the rear the garden is low maintenance with patio area, lawn and mature shrubs and benefits from a gate leading out to the front and outside water tap.

**Parking**  
A drive provides off road parking and in turn leads into the garage.

**Garage** 2.47m x 5.47m  
With up and over door, light and power connected and door leading out to the rear garden.

Key Features

- Detached
- Three bedrooms
- Well presented
- Desirable Abbey Manor Park
- Off road parking and garage

Contact Us

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Energy Efficiency

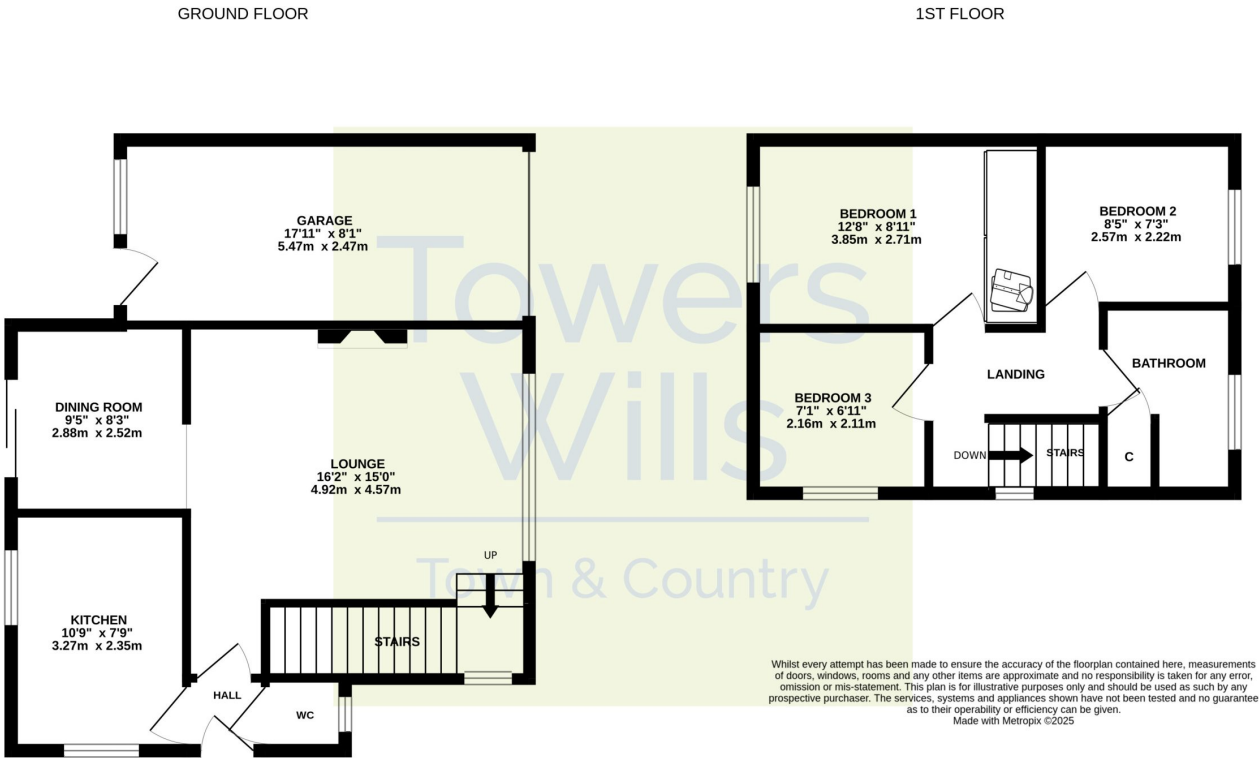
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







# Floor Plan



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