

# Towers Wills

Town & Country

Offers in excess of

**£180,000**



## St. Johns Road, Yeovil, Somerset, BA21 5QR

Towers Wills welcome to the market this three bedroom home situated in walking distance of local schools, shops and amenities. Available with no onward chain the property would make an ideal first time buy. Briefly comprising: Hallway, cloak W.C, Kitchen / diner, lounge / diner, three bedrooms, bathroom, front and rear gardens.

### Key Features

- Three bedrooms
- Kitchen/ diner
- Cloak W.C
- Ideal first time buy
- Walking distance to local schools and shops
- No onward chain

### Hallway

Archway to Kitchen. Doors to downstairs WC and understairs cupboard. Ceiling light point. Central heating radiator. Stairs to first floor. Tiled floor.

### Kitchen

2.92m (9'6") x 4.68m (15'4")

Gas central heating boiler. Double glazed window to the front. Two bowl Belfast style sink. Central heating radiator. Ceiling spot lights. Tiled floor. Space for washing machine. Space for tall fridge / freezer. Space for range style cooker.

### Lounge / Diner

2.79m (9'1") Max 4.42m (14'6") Max

Ceiling light point. Two central heating radiators. Tiled floor. Telephone point. Double glazed window to the rear. Sliding door to the garden.

### Cloak WC

Wash handbasin. Low level Wc. Obscured window. Tiled floor. Tiled walls. Electric meter.

### First Floor Landing

Loft access. Ceiling light point.

### Bathroom

2.04m (6'8") Max x 2.62m (8'7") Max

A modern suite comprising of bath with shower over, wash hand basin, W.C, fully tiled, tiled floor, window to the front, heated towel rail.

### Bedroom One

2.69m (8'9") x 4.96m (16'3")

Central heating radiator. Window to the rear. Ceiling light point.

### Bedroom Two

2.68m (8'9") x 4.30m (14'1")

Central heating radiator. Window to the front. Ceiling light point.

### Bedroom Three

3.36m (11'0") x 1.61m (5'2") (2.05m (6'8") into wardrobe)

Ceiling light point. Window to the rear. Built in wardrobe.

### OUTSIDE

To the front there are steps and a concrete path leading to the front door. Adjacent to the path is a small area laid to chippings and adjacent to steps is an area with small trees and shrubs. There is an outside tap next to the front door. To the rear there is a concrete patio area outside the door leading to a patio / slab area. With two steps leading up to an area laid with shingle with paving slabs leading to the rear access. There is a shed. Also a small border area.

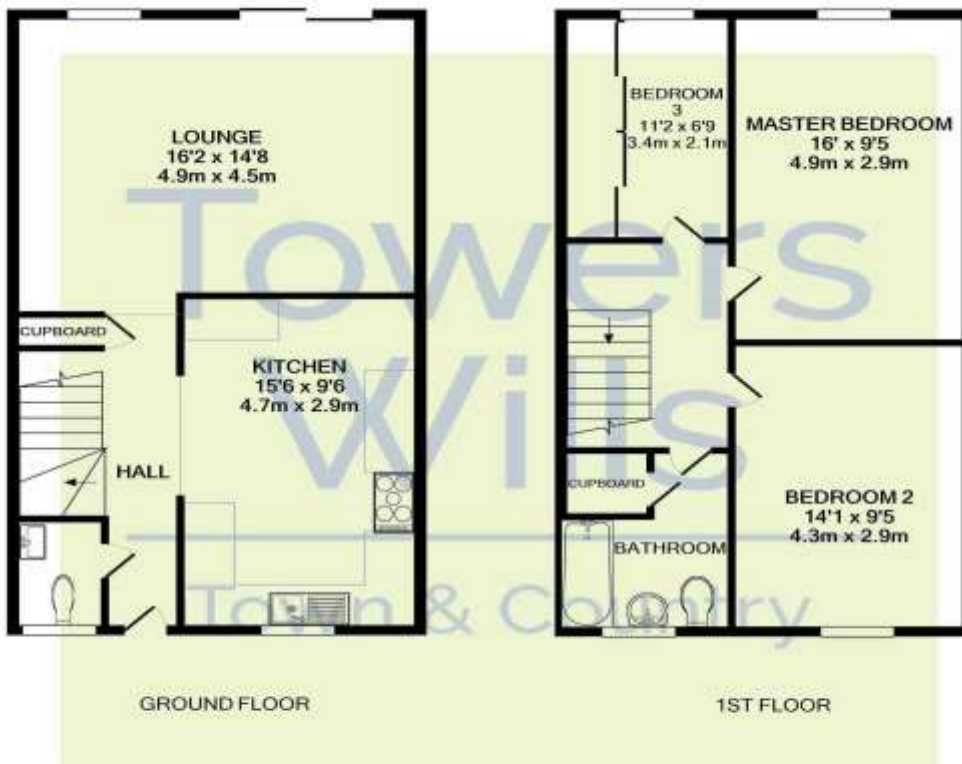
### PARKING

A large area of communal parking to the front. Potential for parking to the rear STPP.



## Floor Plan

## Energy Efficiency and Environmental Impact



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Towers Wills**

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