

Towers Wills

Town & Country

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



2, Biddlesden Road, Yeovil, Somerset BA21 3UX

£425,000

Towers Wills are delighted to present this substantial and versatile four-bedroom detached family home, situated on the ever-popular Abbey Manor Park estate, conveniently positioned for local amenities including the well-regarded Preston Primary School, the award-winning Arrow public house and nearby convenience store. The property offers spacious and flexible accommodation, double garage, off-road parking, solar panels and a pleasant rear garden — making it an excellent family home in a sought-after location.

Accommodation

Entrance Hall

Doors leading into the main accommodation and useful understairs storage.

Living Room (6.55m x 3.35m max)

A generous dual-aspect reception room with log burner, double glazed windows to the front (with additional secondary glazing) and double glazed patio doors opening onto the rear garden.

Dining Room / Snug (3.43m x 2.67m)

Versatile additional reception space with double glazed patio doors to the rear garden, ideal as a dining room, snug or family area.

Kitchen (4.11m x 3.05m)

Fitted kitchen comprising integrated electric oven and microwave, five-ring gas hob with extractor over, space for dishwasher, breakfast bar, one-and-a-half bowl sink/drainage and double glazed windows to the rear.

Utility Room (2.29m max x 1.83m)

Door to the side (opening to lean-to/side porch) space for washing machine and tumble dryer.

Study (2.59m x 1.83m)

Double glazed window to the front with secondary glazing — ideal home office space.

Downstairs WC

Double glazed window to the front, WC and wash hand basin.

First Floor

Landing

Airing cupboard housing the central heating system.

Bedroom One (3.45m x 3.23m)

Double glazed window to the front, built-in double wardrobes and en-suite.

En-suite

Double glazed window to the front, shower cubicle, WC, wash hand basin, radiator, extractor fan and heated mirror cabinet with shaver point.

Bedroom Two (3.45m x 2.90m)

Double glazed window to the rear, additional en-suite with shower cubicle and wash hand basin.

Bedroom Three (3.07m x 2.90m)

Double glazed window to the front with secondary glazing, built in cupboard.

Key Features

- Solar Panels
- Double Garage
- Study
- Four Bedrooms
- Two Ensuites
- 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	94 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bedroom Four (3.45m x 2.67m)

Double glazed window to the rear.

Family Bathroom

Serving the remaining bedrooms the bathroom includes, "P shaped" Jacuzzi bath with purpose built waterproof TV, mixer tap shower, heated towel rail, WC, wash hand basin, shaver point, extractor fan and double glazed window to rear.

Outside

Rear Garden

Attractive enclosed garden with seating area, lawn, outside tap and rear gated access leading to driveway parking and garages.

Garaging & Parking

Double garage with driveway parking.

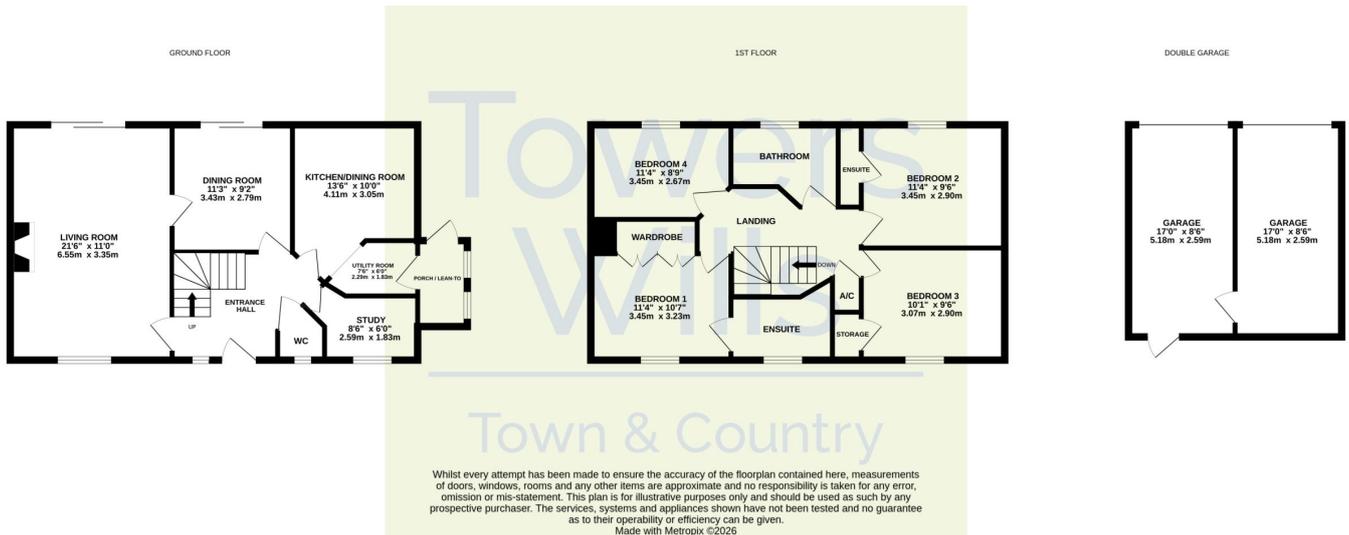
Agents Note

The vendor has advised Towers Wills that the property benefits from solar panels which are subject to an existing lease agreement (approx. 11 years remaining) and that the property is subject to the local Abbey Manor Estate maintenance charge of approx. £136 per annum.

A spacious and flexible family home in a sought-after residential location. Early viewing is strongly recommended to fully appreciate the accommodation on offer.



Floor Plan



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