

Towers Wills

Town & Country

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7, Acer Drive, Yeovil, Somerset BA21 3DH

£425,000

Towers Wills are delighted to offer this recently renovated family home in the desirable Abbey Manor Park. The property has been updated throughout to a high standard and briefly comprises of: hall, lounge, kitchen diner, utility, downstairs w.c, four bedrooms, master en-suite, family bathroom, integral garage, rear garden and off road parking for three vehicles to the front. A wonderful family home and early viewing advised.

Part glazed entrance door leading into the:

Hall

A welcoming entrance hall with stairs to the first floor landing, laminate flooring, coved ceiling, central heating thermostat, telephone point and door leading into the garage.

Lounge 3.48m x 4.38m

With window outlook to the front, TV point, radiator, coved ceiling and leading into the kitchen/diner.

Kitchen Diner 3.45m x 6.36m - maximum measurements to recess

A modern kitchen fitted with pattern worktops and white gloss doors, fitted with a good range of wall and base units, a one and a half sink drainer unit with mixer tap, four ring electric hob with glass splashback and extractor hood over, separate double oven, integral fridge freezer, integral dishwasher, laminate flooring, radiator, recess lighting, window with outlook to the rear and double doors leading out to the rear garden.

Utility Room 1.61m x 2.31m

Fitted with Baxi central heating boiler, plumbing for washing machine, space for tumble dryer, door leading out to the side, cupboard and radiator.

W.C 0.98m x 1.61m

Fitted with a w.c, hand basin with mixer tap and cupboard under, radiator, window with outlook to the side and laminate flooring.

First Floor Landing

Window with outlook to the side, radiator, cupboard, coved ceiling and hatch to roof space.

Bedroom One 3.34m x 3.72m

With window outlook to the front, built-in wardrobes and radiator.

En-suite 1.61m x 1.81m

A modern suite with corner shower, hand basin with mixer tap and cupboard under, w.c, tiled floor, part tiled walls, heated towel rail, extractor fan and window with outlook to the front.

Bedroom Two 3.34m x 3.55m

With window outlook to the rear and a radiator.

Bedroom Three 2.77m x 2.95m

With window outlook to the front and a radiator.

Bedroom Four 2.52m x 2.57m

With window outlook to the rear and a radiator.

Bathroom 1.98m x 2.51m

A modern suite fitted with freestanding bath, pedestal hand basin with mixer tap, w.c, tiled floor, part tiled walls, extractor fan, heated towel rail

Key Features

- Detached
- In immaculate condition throughout
- Four bedrooms
- Master en suite
- Desirable location
- Wonderful family home

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

and window with outlook to the rear.

Garden

To the rear there is a good size patio area with steps leading up to a lawned area, decking, gravel area, shed and side access.

Parking

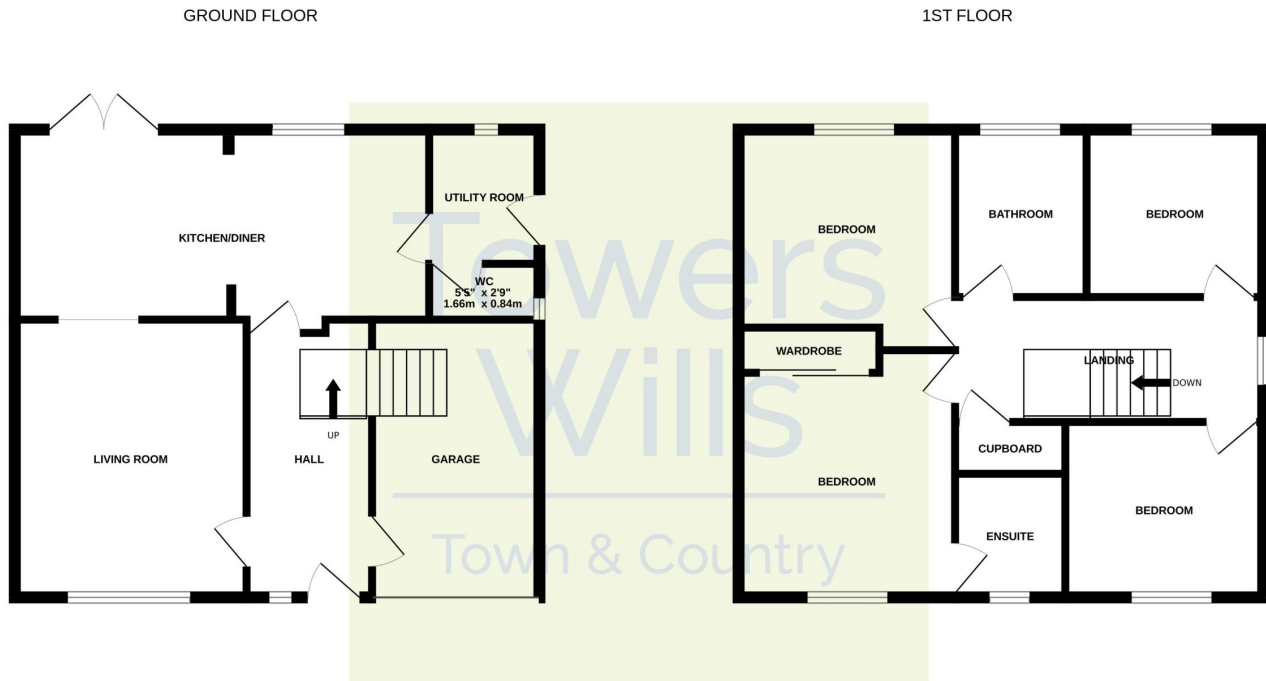
There is parking to the front for three vehicles on a gravel and tarmac drive and in turn leads to the garage.

Integral Garage 2.50m x 4.93m - maximum measurements

With 'up and over' door, light and power connected.



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.
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