

# Towers Wills

Town & Country

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



**14, Blenheim Road, Yeovil, Somerset BA21 5QL**

**£240,000**

Towers Wills are pleased to bring to market this very well presented three bedroom end of terrace home, situated in a quiet cul-de-sac location. The property benefits from ample off-road parking, a secure lock-up storage area, conservatory, downstairs WC and a good size rear garden. Offered to the market with no onward chain, the property would make an ideal first-time purchase or buy-to-let investment.

## Accommodation:

### Entrance Hall

Double glazed door to the front, radiator and useful under-stairs storage area with space for an externally vented tumble dryer. The entrance hall opens through to the kitchen.

### Kitchen/Diner (4.15m x 2.94m)

Fitted with a range of units and comprising one and a half bowl stainless steel sink/drainer, integrated gas hob with extractor over, integrated electric oven, integrated fridge/freezer, space for washing machine and dishwasher. Radiator and double glazed window to the front.

### Lounge/Diner (3.99m x 4.79m)

A spacious reception room with radiator, wall mounted lighting, double glazed patio doors opening to the conservatory and additional window through to the conservatory.

### Conservatory (2.87m max x 4.05m max)

A bright addition with radiator, double glazed windows to the rear and side, and double glazed French doors opening to the rear garden.

### Downstairs WC

Comprising WC, wash hand basin, radiator and double glazed window to the front.

### First Floor Landing

Loft hatch, walk-in storage area and airing cupboard housing the gas boiler.

### Bedroom One (3.90m plus wardrobe x 2.69m plus recess)

Double glazed window to the rear, radiator and built-in wardrobes/storage.

### Bedroom Two (3.54m max x 2.10m max)

Double glazed window to the front and radiator.

### Bedroom Three (2.94m max x 2.05m max)

Double glazed window to the rear and radiator.

### Family Bathroom

Two double glazed windows to the front, bath with shower over and additional mixer tap shower, wash hand basin, WC, heated towel rail and extractor fan.

## Outside:

To the front, the property benefits from a driveway providing ample off-road parking, with double doors leading to the secure lock-up storage area.

The rear garden is of a good size, predominantly laid to lawn with gravel seating area, outside tap and power, along with access to the rear of the

## Key Features

- Well Presented Throughout
- Three Bedrooms
- Cul-de-Sac Position
- Ample Off Road Parking
- Rear Garden
- NO ONWARD CHAIN

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

storage area.

#### Secure Lock-Up / Storage (6.79m x 2.69m)

A substantial and versatile space with power and light, double doors to the front and double glazed door to the rear garden.

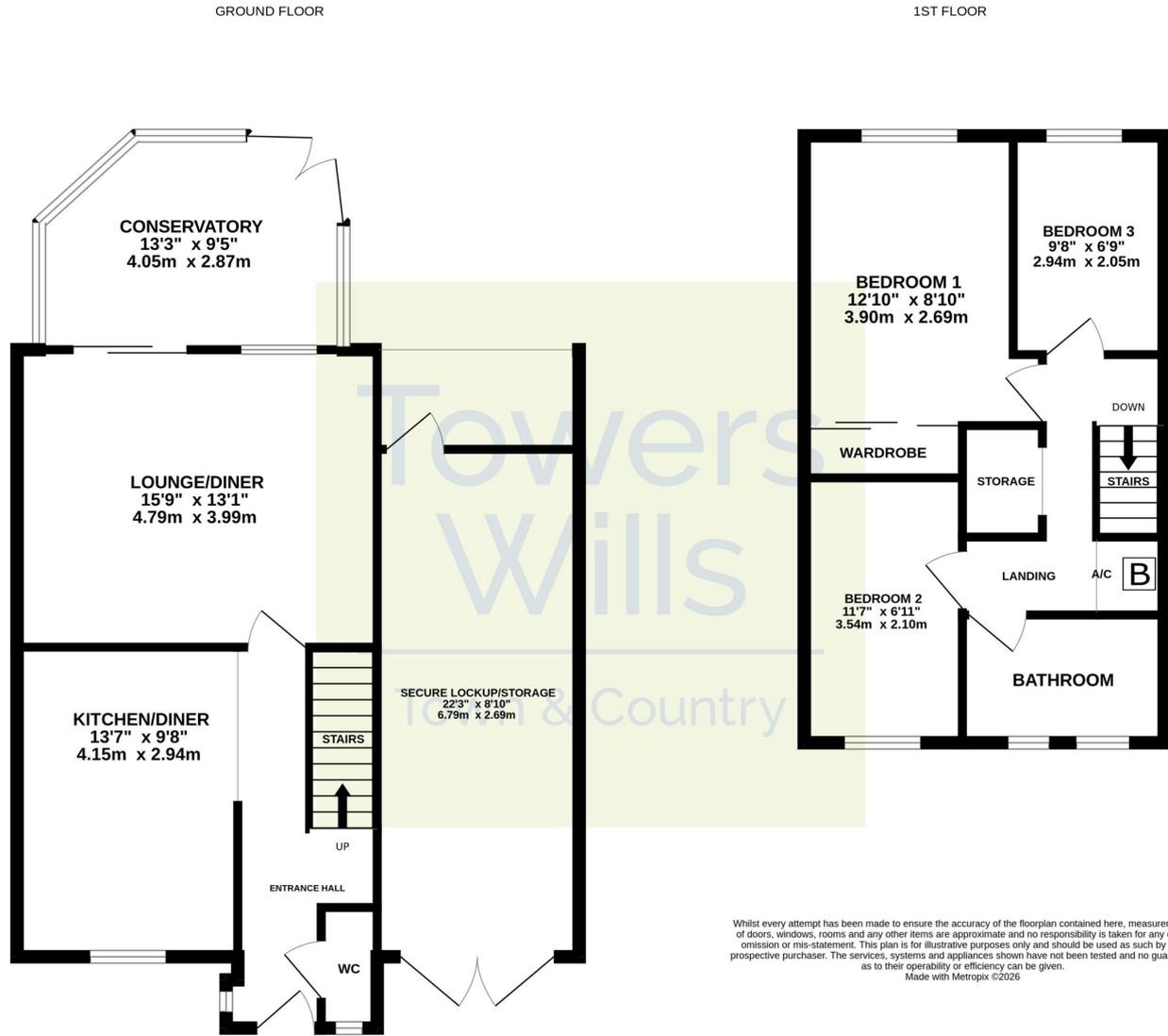
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A well presented home offering generous accommodation and excellent practical features, ideally suited to first-time buyers or investors.

Early viewing is highly recommended – contact Towers Wills to arrange your viewing.



# Floor Plan



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