

# Towers Wills

Town & Country

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**7, Ashford Grove, Yeovil, Somerset BA21 4PQ**

**£260,000**

Towers Wills are delighted to bring to market this well-presented semi-detached family home situated close to local amenities and schools. Situated in a cul-de-sac, the property benefits from driveway parking, good sized rear garden, downstairs WC, living room, separate dining area, modern kitchen, two/three bedrooms with the third being accessed via the family bathroom, offering an excellent opportunity to create a dedicated home office, a guest space, or a stylish walk-in dressing room. An ideal starter home, please contact Towers Wills for more information and to book a viewing.

## Entrance Hall

Double glazed door to the front and radiator.

## Living Room 3.83m x 3.67m

Double glazed window to the front, radiator, gas fireplace and open archway to the dining area.

## Dining Area 3.10m x 3.67m – maximum measurements

Double glazed French doors to the rear garden, radiator, door to the side porch/hallway area and cupboard including single glazed window to the side.

## Side Porch/Hallway Area

With under stairs cupboard, door to w.c and double glazed door to the side.

## W.C

With wash hand basin, w.c, single glazed window to the side and gas boiler.

## Kitchen 3.52m x 2.31m

Comprising of a range of wall, base and drawer units, work surfacing with sink/drain, double glazed windows to the side and rear, space for fridge freezer, space for washing machine, integrated gas hob with extractor over, integrated electric oven and integrated slimline dishwasher.

## First Floor Landing

Double glazed window to the side and loft hatch.

## Bedroom One 3.38m x 3.69m – maximum measurements

Double glazed window to the front, radiator and built-in cupboard.

## Bedroom Two 2.90m x 2.80m

Double glazed window to the rear and radiator.

## Bathroom 2.59m x 1.70m plus recess

Suite comprising p-shape bath with electric shower over, wash hand basin, w.c, double glazed skylight to the side, double glazed window to the side, radiator and extractor fan and sliding door leading to bedroom three/study.

## Bedroom Three/Study 2.88m x 2.26m

Accessed via the bathroom with double glazed window to the rear and radiator.

## Front Garden

To the front of the property is a gravelled parking area with gated side access.

## Rear Garden

The rear garden is largely laid to lawn with planted borders, useful storage shed and gated side access.

## Key Features

- Semi Detached
- Well Presented Throughout
- Two/Three Bedrooms
- Driveway
- Rear Garden

## Contact Us

### Towers Wills Estate Agents - Yeovil

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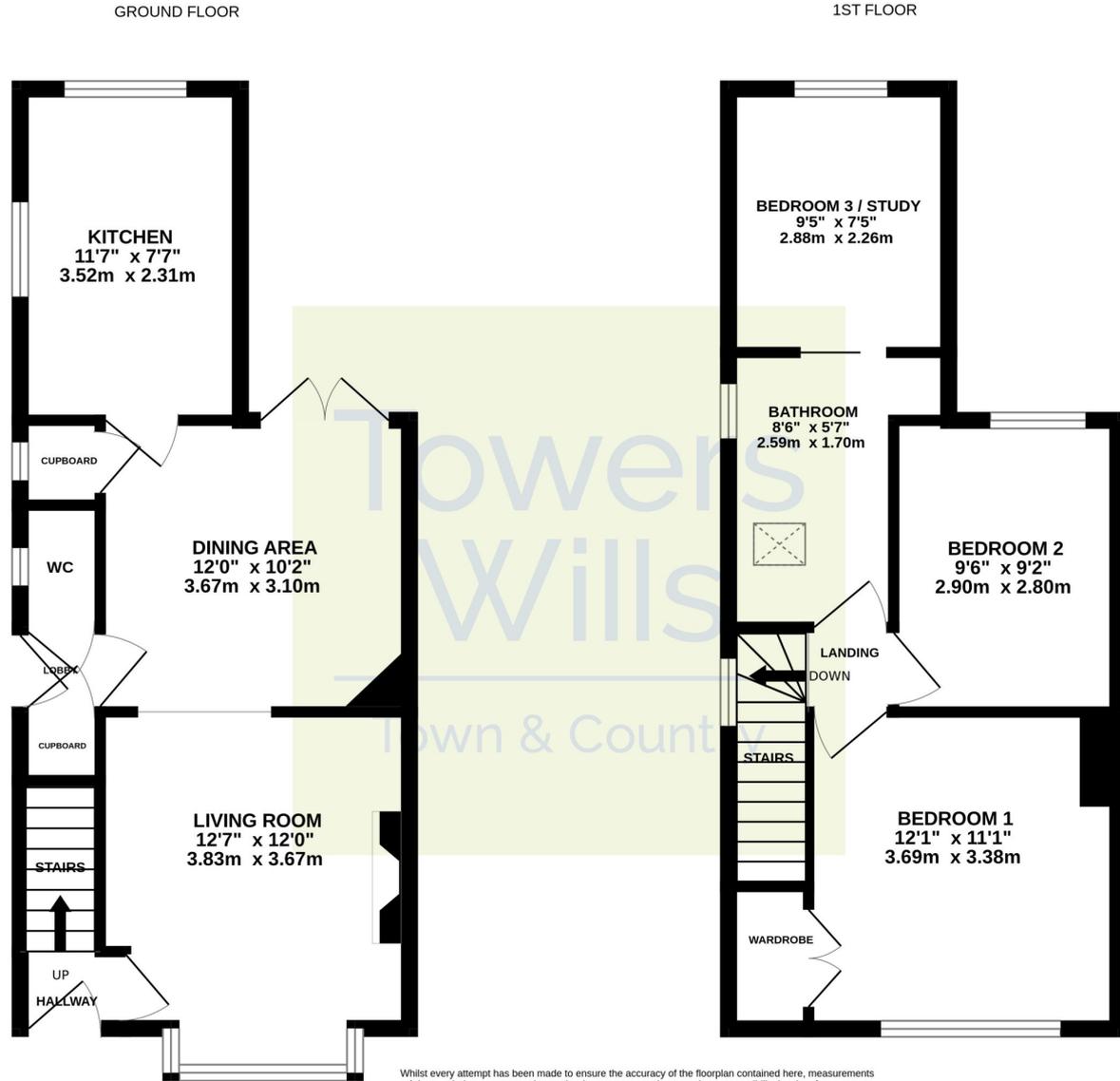
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



# 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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**Towers Wills**

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