

# Towers Wills

Town & Country

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



124, Monks Dale, Yeovil, Somerset BA21 3HT

**£190,000**

Towers Wills are delighted to welcome to the market this well-presented two-bedroom home, offering an excellent opportunity for first-time buyers or buy-to-let investors alike. Situated in a highly sought-after residential area, the property is ideally located within close proximity to local schools, shops, and a range of everyday amenities, making it a convenient and desirable place to live.

## Accommodation:

The property enjoys well-balanced accommodation throughout and has been thoughtfully laid out to maximise space and natural light. Internally, the home briefly comprises an entrance hall, spacious living room, open-plan kitchen/diner, two generous double bedrooms, and a modern family bathroom. Externally, the home boasts a well-maintained south-easterly facing rear garden, perfect for enjoying the sun throughout the day, along with the added benefit of a single garage situated within a nearby block.

### Accommodation in detail:

Upon entering the property, you are greeted by a welcoming entrance hall with a useful built-in storage cupboard and a double-glazed front door providing natural light. The lounge is of an excellent size, featuring a large double-glazed window to the front aspect, two radiators, and a gas fireplace creating a warm and inviting focal point. Stairs from the lounge lead to the first-floor accommodation.

To the rear of the property is the spacious kitchen/diner, perfect for both everyday living and entertaining. This light-filled room is fitted with a range of modern wall, base, and drawer units, work surfacing with a stainless steel one and a half bowl sink drainer, and integrated appliances including a gas hob with cooker hood over and an electric oven. There is also ample space for a fridge/freezer, washing machine, and tumble dryer. Double glazed patio doors open out to the rear garden, seamlessly connecting the indoor and outdoor spaces, while an additional rear-facing window enhances the room's brightness.

Upstairs, the first-floor landing offers access to the loft space and houses an airing cupboard containing the gas boiler. Both bedrooms are generously sized doubles, with bedroom one enjoying a peaceful rear aspect overlooking the garden, and bedroom two benefiting from a large front-facing window. Each bedroom is fitted with a radiator and offers flexibility for furnishings and storage. The bathroom is well-appointed with a white suite comprising a panelled bath with centre taps and shower over, wash hand basin, low-level W.C., radiator, extractor fan, and shaver point.

### Outside:

To the front of the property is a neat and low-maintenance slate gravel bed, offering kerb appeal and a tidy first impression. The rear garden is a particular highlight, enjoying a sunny south-easterly orientation. It is largely laid to lawn with a patio area ideal for outdoor seating or summer dining, an outside tap, and rear access via a gate.

Completing the offering is a single garage located in a nearby block, providing valuable additional storage or off-road parking, accessed via an 'up and over' door.

With its excellent location, spacious accommodation, and attractive outdoor space, this property represents a fantastic opportunity for those

## Key Features

- Well Presented Throughout
- Terraced Property
- Two Bedrooms
- Garage in a Block
- Popular Location

## 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

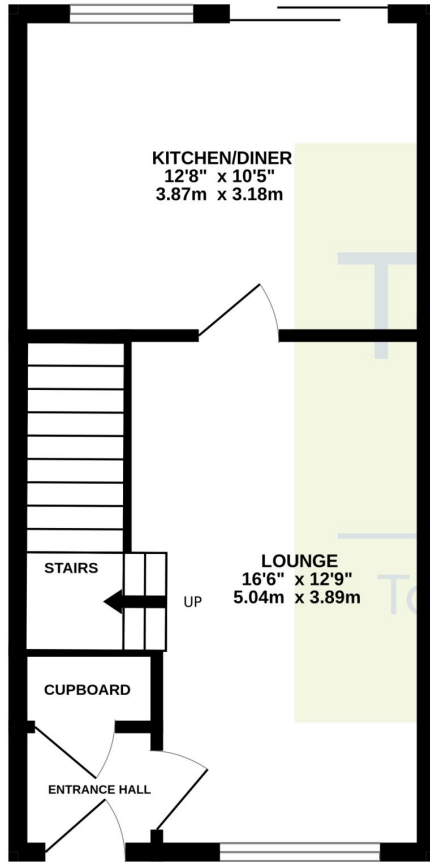
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

looking to take their first step on the property ladder or for investors seeking a low-maintenance, high-demand rental.

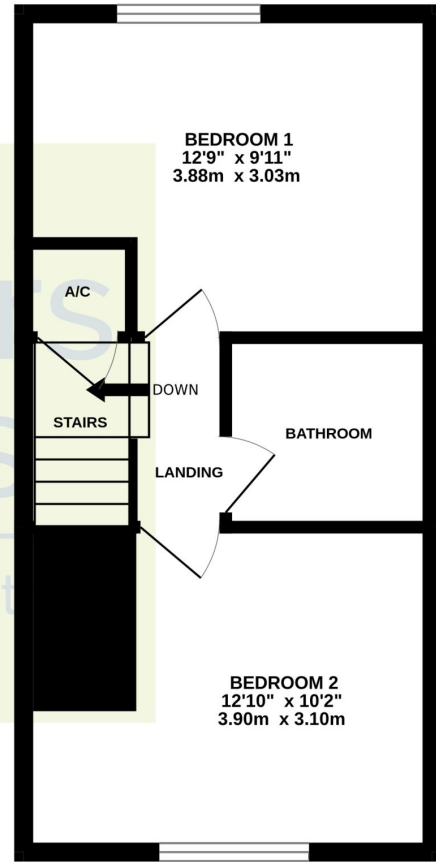


# Floor Plan

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2023

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

**Towers Wills**

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)