



22, Lower Hyde Road, Montacute, Somerset TA15 6UR

Offers Over **£140,000**

Towers Wills are pleased to offer this two-bedroom terraced home in the sought-after village of Montacute. Available with no onward chain, the property features a lounge, separate dining room, kitchen, lean-to, workshop/utility, downstairs WC, two double bedrooms and a shower room. Outside are low-maintenance front and rear gardens, with on-street parking nearby. Montacute offers a strong community and excellent local amenities, including a convenience store, pub, secondary school and the National Trust's Montacute House. Ideal for first-time buyers or buy-to-let investors. Contact Towers Wills for details of the Modern Method of Sale and to arrange a viewing.

Accommodation:

Entrance Hall

Double glazed entrance door and window to the front and radiator.

Lounge – 3.98m (max) x 2.73m (max)

Double glazed window to the front, gas fireplace with gas back boiler providing central heating, radiator and archway opening to the dining area.

Dining Area – 2.78m x 2.73m

Double glazed patio doors opening to the rear garden and radiator.

Kitchen – 3.04m x 2.75m

Fitted with a range of wall and base units incorporating a one bowl stainless steel sink with drainer. Double glazed window to the rear, double glazed door to the lean-to, radiator, space for a washing machine, space for an electric cooker with extractor hood over, space for an under-counter fridge and built-in storage cupboard/larder.

Lean-To

Connecting the main house to the workshop/utility and downstairs WC.

Workshop/Utility – L-shaped – 3.03m x 2.28m

Double glazed window to the rear and space for a vented tumble dryer.

Downstairs WC

Double glazed window to the side and WC.

First Floor Landing

Loft hatch.

Bedroom One – 4.94m x 2.68m

Two double glazed windows to the front, radiator, airing cupboard housing the hot water tank and built-in storage cupboard.

Bedroom Two – 3.68m x 2.75m

Double glazed window to the rear and radiator.

Shower Room

Double glazed window to the rear, radiator, wash hand basin, WC and shower cubicle with electric shower.

Key Features

- For Sale by Modern Auction – T & C's apply
- The Modern Method of Auction
- Subject to Reserve Price
- Buyers fees apply
- Terraced House
- Sought-after Village
- Two Double Bedrooms
- Front & Rear Gardens

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Outside:

To the front of the property is a low maintenance gravelled garden with mature shrubs. On street parking is available nearby.

The rear garden has been designed for ease of maintenance and comprises a patio area with planted beds, outside tap and gated rear access.

Auctioneer Comments:

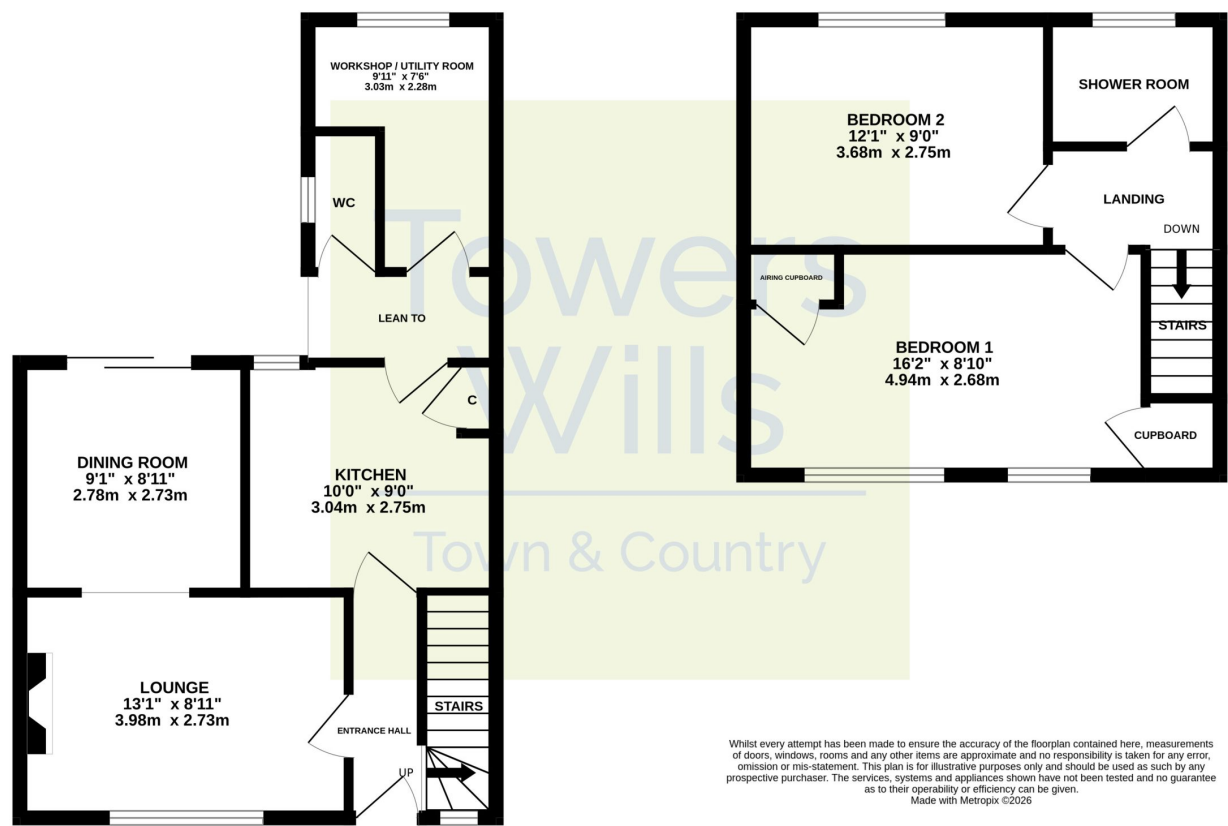
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Floor Plan

GROUND FLOOR

1ST FLOOR



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