

# Towers Wills

Town & Country

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80, Rowan Way, Yeovil, Somerset BA20 2NS

**£325,000**

This spacious three bedroom detached property, in need of light modernisation, is situated in a highly desirable location offering a short walk to many local amenities. The property briefly comprises; entrance hall, kitchen/diner, lounge, downstairs w.c, three bedrooms, family bathroom, low maintenance rear garden, off road parking and garage.

### Entrance Hall

Double glazed door to the front, stairs to the first floor, laminate flooring, under stairs cupboard and radiator.

### Lounge 6.01m x 3.31m

Double glazed window to the front, door to conservatory and two radiators.

### Conservatory 3.02m x 2.84m

Single glazed sliding door to the garden.

### Downstairs W.C 1.79m x 1.04m

With low level w.c, wash hand basin with vanity unit laminate flooring, radiator and double glazed window to the rear.

### Kitchen/Diner 5.35m x 2.64m

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel sink with mixer tap, double glazed windows to the front and rear, space for fridge freezer, washing machine and dishwasher, radiator integrated oven with induction hob and cookerhood over.

### First Floor Landing

Loft access.

### Bedroom One 3.31m x 3.46m

Double glazed window to the front, fitted cupboards and radiator.

### Bedroom Two 3.14m x 3.17m

Double glazed window to the front, fitted cupboard and radiator.

### Bedroom Three 2.41m x 2.23m

Double glazed window to the rear, radiator and exposed wooden floorboards.

### Wet Room 2.04m x 1.96m

Suite comprising walk-in shower, wash hand basin with vanity unit, low level w.c, radiator and double glazed window to the rear.

### Rear Garden

The rear garden is mainly laid to patio with rear gate leading to the parking and garage.

### Parking

There is off road parking for several vehicles.

### Garage

With 'up and over' door.

## Key Features

- Sought-after Location
- Detached
- Three Bedrooms
- Garden
- Garage & Driveway

## Contact Us

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## Energy Efficiency

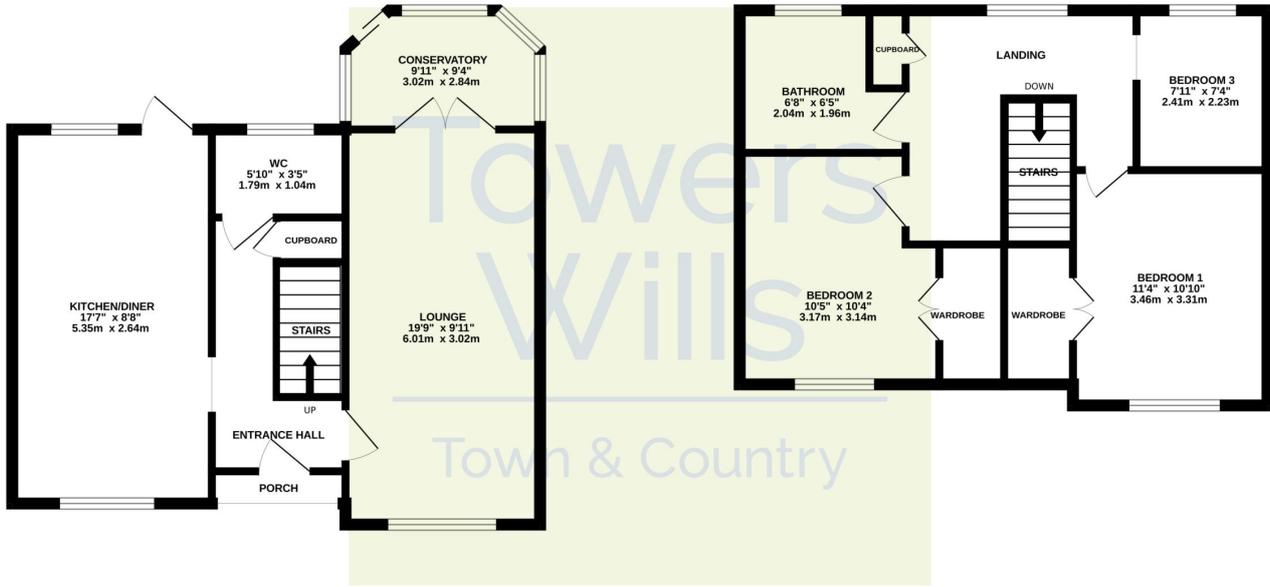
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Floor Plan

GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.

1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.7 sq.m.) approx.

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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