



29 Yarmouth Way, Towcester, Northamptonshire, NN12 6PP

HOWKINS &
HARRISON

29 Yarmouth Way,
Towcester,
Northamptonshire,
NN12 6PP

Guide Price: £270,000

An immaculate two bedroom property, constructed in 2023 by Persimmon Homes to their Eydon design. The accommodation comprises entrance hall, open-plan kitchen / dining / living space, cloakroom, two bedrooms and a bathroom. Of particular note is the position and outside space, with a neat front garden, a low-maintenance, landscaped rear garden, backing onto the allotments, and two side-by-side allocated parking spaces accessed by a private pathway from the rear garden.

Features

- Persimmon Eydon design
- Built in 2023, NHBC build guarantee
- Two bedrooms
- Open-plan kitchen / dining / living
- Cloakroom & Bathroom
- Landscaped rear garden
- Two side-by-side parking spaces
- Backing onto allotments
- Immaculate presentation
- EPC Rating: C



Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesters Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

The entrance hall opens into an open-plan kitchen / dining / living space, with glazed double doors leading to the rear garden. There is also a useful cloakroom.

First Floor

There are two double bedrooms, a family bathroom, and a partially boarded loft space.

Outside

The neat front garden is enclosed by railings. The rear garden has been landscaped, now being a great entertaining space, complete with large timber shed, (available by separate negotiation). A private pathway leads to two allocated, side-by-side parking spaces.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – B

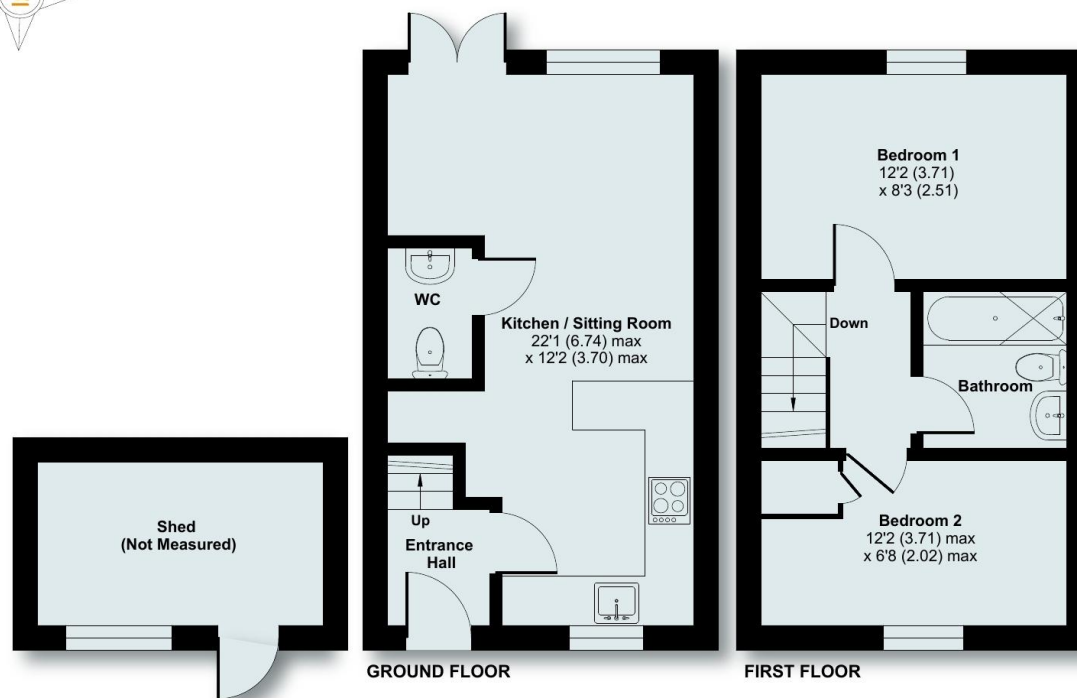
Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Approximate Area = 544 sq ft / 50.5 sq m (excludes shed)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Howkins & Harrison. REF: 1500265

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