

# Towers Wills

Town & Country

Offers in excess of

£150,000



## 13 Eastland Road, Yeovil, Somerset, BA21 4EU

Towers Wills are delighted to be chosen to market this well presented 2/3 bed terraced home situated close to Yeovil town centre & the hospital. The property includes a downstairs lounge, kitchen/diner and an additional room currently being used as a bedroom. A good-sized rear garden with summerhouse with power and lighting and to the first floor the original two bedrooms and family bathroom.

### Key Features

- Two bedrooms
- Walking distance of Town Centre & Hospital
- Ideal first time buy / buy to let
- Kitchen / Diner

This well-presented 2/3 bed terraced home is situated close to Yeovil town centre & the hospital. The property includes a downstairs lounge, kitchen/diner and an additional room currently being used as a bedroom. A good-sized rear garden with summerhouse with power and lighting and to the first floor the original two bedrooms and family bathroom. An ideal first time buy, or buy to let investment...please contact Towers Wills to arrange a viewing on 01935 577032.

#### Hall

Double glazed door to the front and under stairs cupboard.

Lounge 2.95m x 3.70m maximum measurements

Double glazed window to the front, radiator and gas point.

Kitchen Diner 4.20m x 4.48m maximum measurements

Fitted with a range of wall, base and drawer units, work surfacing with sink drainer and two bowls, with Double glazed window to the rear, radiator, central heating boiler, integrated electric hob and electric oven, integrated fridge freezer and space for washing machine.

Reception Room 2.79m x 2.12m

To the rear of the ground floor there is an additional room; currently used as a third bedroom by the current vendor with a double glazed window to the rear.

#### First Floor Landing

Loft hatch.

Bedroom One 3.20m x 3.97m maximum measurements

Two double glazed windows to the front, radiator, one cupboard and one wardrobe.

Bedroom Two 3.37m x 2.76m maximum measurements

Double glazed window to the rear and radiator.

#### Bathroom

Suite comprising bath with electric shower over, w.c, wash hand basin, heated towel rail and double glazed window to the rear.

#### Rear Garden

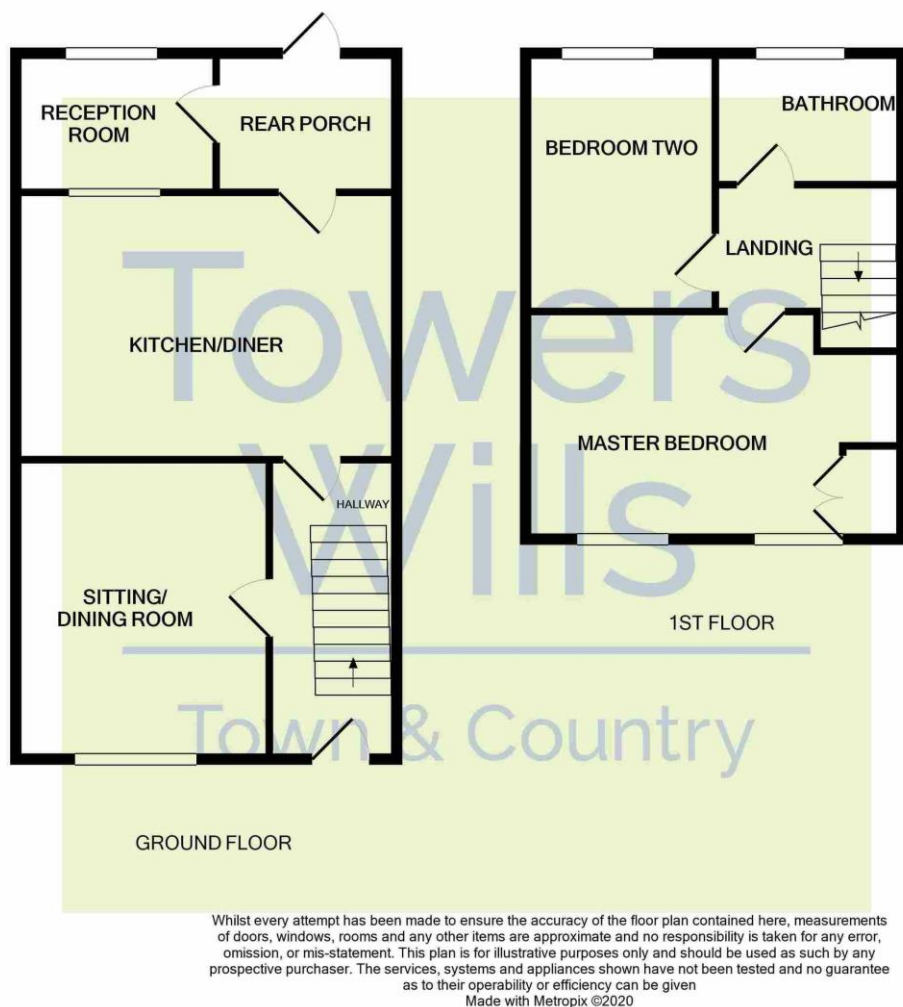
To the rear the garden is mostly laid to patio where there is a sizeable summerhouse, outside tap and coalman access.

Summerhouse (3.61m x 3.46m) Which has power, light and UPVC double glazing with windows to the rear and side.



## Floor Plan

## Energy Efficiency and Environmental Impact



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)