

# Towers Wills

Town & Country

Offers in excess of  
**£230,000**



## 292 St. Michaels Avenue, Yeovil, Somerset, BA21 4NE

Towers Wills welcome to the market this spacious three bedroom family home situated in a popular residential location. The property is in need of updating throughout and available with vacant possession. The accommodation briefly comprises of: reception hallway, living room, dining room, kitchen, three bedrooms, bathroom, front and rear gardens, driveway and garage.

## Key Features

- VIDEO TOUR AVAILABLE
- Spacious family home
- Three bedrooms
- Cloak W.C
- Large rear garden
- Walking distance to schools, shops and amenities

### Storm Porch

### Reception Hallway

Door to front, under stairs storage cupboard and radiator.

### Living Room 4.43m x 3.92m

Spacious bay fronted room with window to the front, radiator and open fireplace.

### Dining Room 4.21m x 3.42m

With door to the lean-to, fireplace and radiator.

### Kitchen 2.29m x 2.81m

Comprising of wall, base and drawer units, work surfacing with stainless steel sink/drain, electric cooker point, window to the side, door to lean-to and radiator.

### Lean-To 4.83m x 1.80m

With outlook to the rear garden, door to the rear and doors to wc.

### W.C

Comprising wc, window to the side and tap.

First Floor Landing Stairs from reception hallway, window to the side and loft access.

### Bedroom One 4.34m x 3.37m

Bay fronted room with window to the front and radiator.

### Bedroom Two 4.00m x 3.42m

Window to the rear, radiator and feature fireplace.

### Bedroom Three 2.70m x 2.43m

Window to the front and radiator.

### Bathroom 2.37m x 2.21m

Suite comprising bath with shower over, wash hand basin, wc, airing cupboard, part tiled, radiator and window to the rear.

### Outside

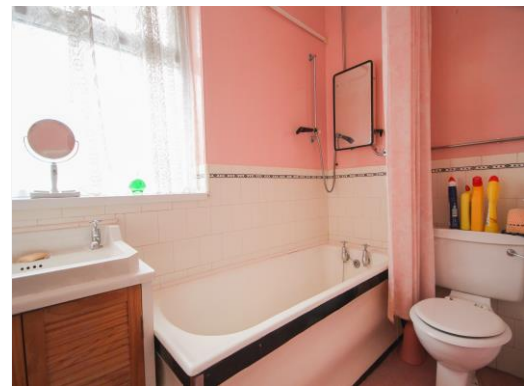
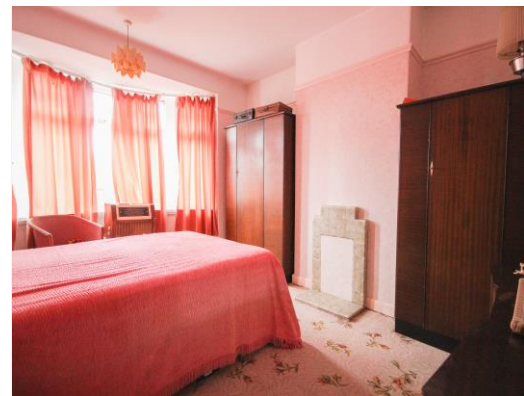
To the front of the property is a small area laid to lawn with planted shrub borders. To the side of the property is a driveway providing off road parking for several vehicles and in turn leading to the detached garage.

### Garage

With door to the front.

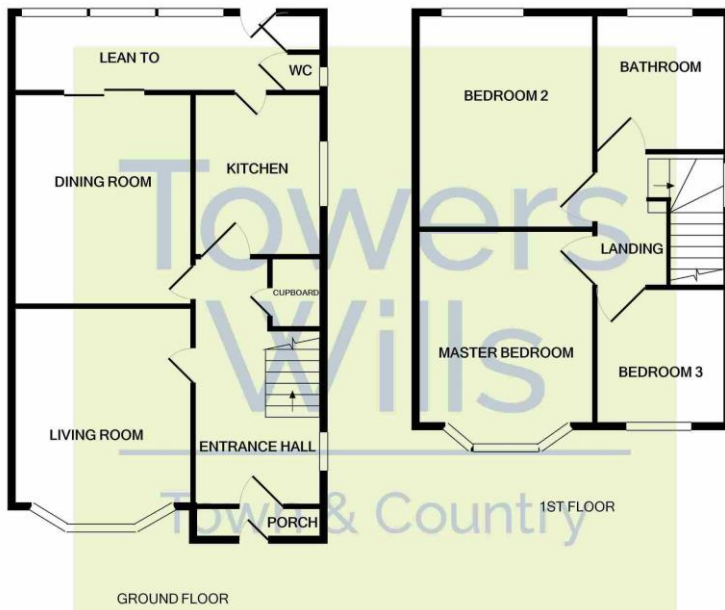
### Rear Garden

One of the true selling features; a large rear garden, majority laid to lawn with planted borders stocked with a variety of mature plants and shrubs and garden shed.



## Floor Plan

## Energy Efficiency and Environmental Impact



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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