

# Towers Wills

Town & Country

£165,000



## 21 Font Villas, Yeovil, Somerset, BA22 9BY

Towers Wills welcome to the market this spacious two bedroom property situated in this popular village location and briefly comprising: porch, hallway, living room, kitchen diner, two large double bedrooms, bathroom and rear garden.

### Key Features

- VIDEO TOUR AVAILABLE
- Large garden
- Two double bedrooms
- Sought after village
- Kitchen / Diner
- Cloak W.C

### **Porch**

With door to the front and store.

### **Hallway**

Door to the front and radiator.

### **Cloak W.C**

Comprising wc and window to the front.

### **Living Room 4.01m x 3.58m**

Window to the rear and radiator.

### **Kitchen Diner 5.46m x 2.43m**

Well presented white gloss kitchen comprising of a range of wall, base and drawer units, work surfacing with inset sink/drainers, tiling to splashback, plumbing for washing machine, integrated electric oven, integrated electric hob with cookerhood over and being open plan to the dining area.

### **Dining Area**

With radiator and door opening to the rear garden.

### **First Floor Landing**

Stairs from reception hallway, window to the front with far reaching countryside views and loft access.

### **Bedroom One 3.60m x 3.57m**

Window to the rear and radiator.

### **Bedroom Two 3.60m x 2.84m**

Window to the rear and radiator.

### **Bathroom 1.88m x 1.80m**

Suite comprising bath with mixer handset, wash hand basin with vanity unit under, wc, fully tiled, heated towel rail and window to the front.

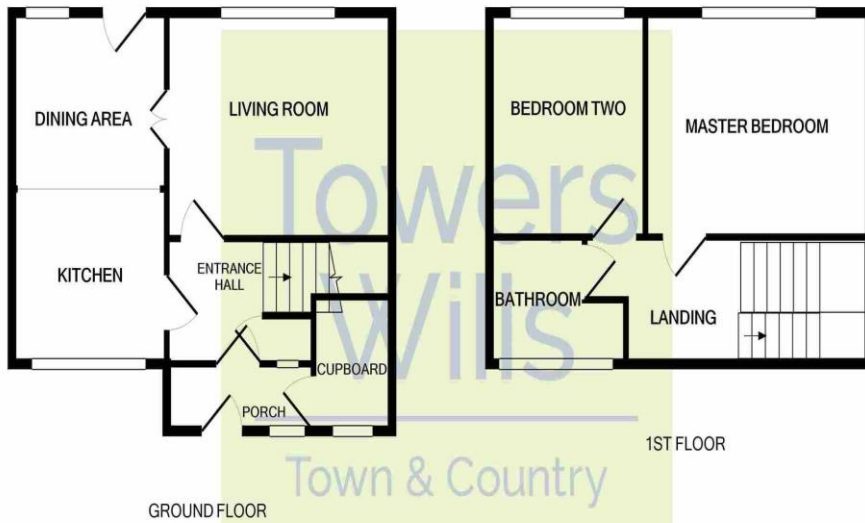
### **Outside**

Front garden with stone chip borders and garden path leading to the entrance. To the rear of the property is a large rear garden, majority laid to lawn with patio area and further decked area to the very top of the garden with glass and stainless steel railings; perfect for entertaining with far reaching views across the countryside.



## 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  
Made with Metropix ©2020

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)