

# Towers Wills

Town & Country

Offers in excess

£155,000



## 130 Gainsborough Way, Yeovil, Somerset, BA21 5XT

Towers Wills welcome to the market this beautifully presented two bedroom home. Situated within a popular residential location and walking distance of local shops. Accommodation comprises: Hallway, living room, kitchen, conservatory, two bedrooms, bathroom, driveway and garden.

### Key Features

- VIDEO TOUR AVAILABLE
- Two bedrooms
- Conservatory
- Parking for x2 vehicles
- Walking distance of local shops
- Ideal first time / buy to let investment

### Entrance

Double glazed door to the front opening into:

### Entrance Porch

Telephone point. Door opening into:

### Living Room 14' 5" max x 11' 7" max ( 4.39m max x 3.53m max )

Double glazed window to the front. Stairs rising to the first floor. Aerial point. Gas heater. Door opening into:

### Fitted Kitchen 11' 7" x 7' 9" ( 3.53m x 2.36m )

Window to the rear. Door opening into the conservatory. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated gas hob with cooker hood over and electric oven below. Integrated fridge/freezer. Plumbing for washing machine. Breakfast bar.

### Conservatory 9' 10" x 9' 6" ( 3.00m x 2.90m )

UPVC construction with double glazed windows to the rear and sides. Double glazed French doors to the rear opening to the garden. Contemporary wall mounted electric fire. Laminate flooring.

### First Floor Landing

Access to the loft space.

### Bedroom One 11' 7" max x 8' 5" max ( 3.53m max x 2.57m max )

Double glazed window to the rear. Aerial point. Gas heater.

### Bedroom Two 11' 7" x 7' ( 3.53m x 2.13m )

Double glazed window to the front. Built in storage cupboard housing immersion heater. Aerial point.

### Bathroom

White suite comprising enclosed bath with shower over and side screen. Wash hand basin. Low level WC. Extractor fan. Fully tiled. Towel radiator.

### Front Garden

The garden is laid to shingle with a paved path leading to the front entrance.

### Rear Garden

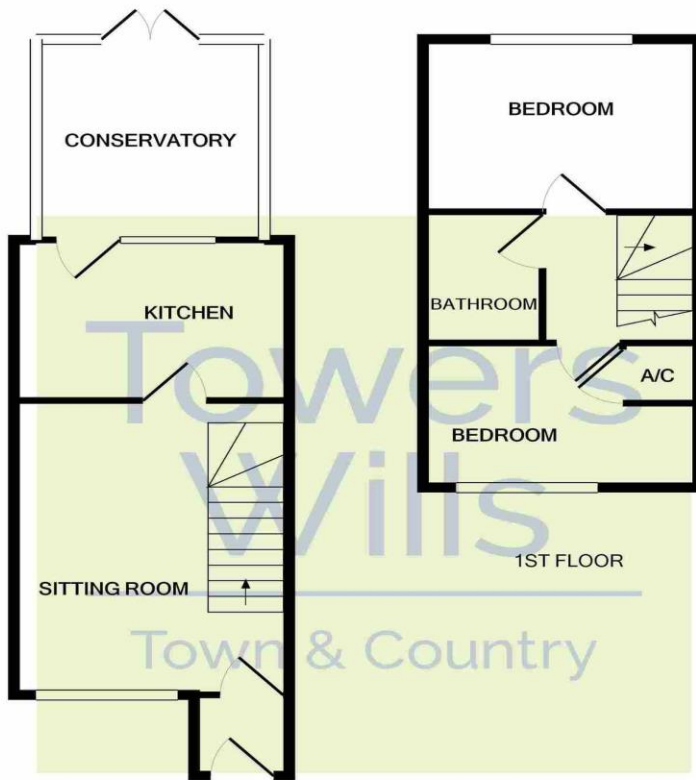
A fully enclosed rear garden with a paved patio area abutting the property, providing an ideal seating area. Steps then rise to the lawn area with a shingle and paved path leading to the gated rear access. Garden shed.

### Parking

There is parking to the side of the property for two vehicles.



## Floor Plan



GROUND FLOOR

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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## Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**Towers Wills**

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