

# Towers Wills

Town & Country

Offers In Excess of

**£190,000**



## 24 Longcroft Road, Yeovil, Somerset, BA21 4RR

Towers Wills are pleased to offer this immaculate semi detached property within walking distance of the town centre and hospital. The property has been updated by the current owners and briefly comprises: hall, lounge, kitchen/Diner (open plan) three bedrooms, modern bathroom, garden, parking and garage. Early viewing is advised!!!

### Key Features

- Semi Detached
- 3 bedrooms
- In excellent condition throughout
- Walking distance to Town Centre & Hospital
- Parking and garage
-

Entrance door leading into the hall:  
With stairs to first floor landing.

Lounge 3.89m x 4.08m maximum measurements to recess  
With window outlook to the front, radiator, TV point under  
stairs storage cupboard and central heating thermostat.

Dining Room 2.75m x 3.20m  
Open plan to the lounge and kitchen. With radiator and  
sliding doors leading out to the rear garden.

Kitchen 2.30m x 2.46m  
A luxury recently re-fitted kitchen with modern worktops  
a good range of wall, base and drawer units. An inset sink  
drainer unit with mixer tap, a four ring induction hob,  
integrated double electric oven, space for fridge/freezer,  
integrated dishwasher, part tiled walls, window with  
outlook to the rear and door leading out to the rear.

Landing  
With window outlook to the side and hatch to roof space.

Bedroom One 3.22m x 3.89m  
With window outlook to the front, several built in  
wardrobes and radiator.

Bedroom Two 2.92m x 3.11m  
With window outlook to the rear and radiator.

Bedroom Three 2.09m x 2.23m  
With window outlook to the rear and radiator.

Bathroom 1.78m x 2.44m maximum measurements to  
include cupboard over the stairs  
A recently re-fitted modern white suite fitted with panel  
bath, waterfall tap, shower over and side screen, WC,  
wash hand basin vanity unit with mixer waterfall tap, fully  
tiled, recess lighting, heated towel rail and cupboard over  
the stairs.

Garden  
To the rear the garden is of a good size with large patio  
area and sloped lawns, shrubs, storage area and benefits  
from side access and door leading into the garage.

Parking  
A drive provides off road parking and in turn leads into the  
garage.



## Garage

With up and over door, lights and power connected, sink drainer and plumbing for a washing machine.

## Agents notes:

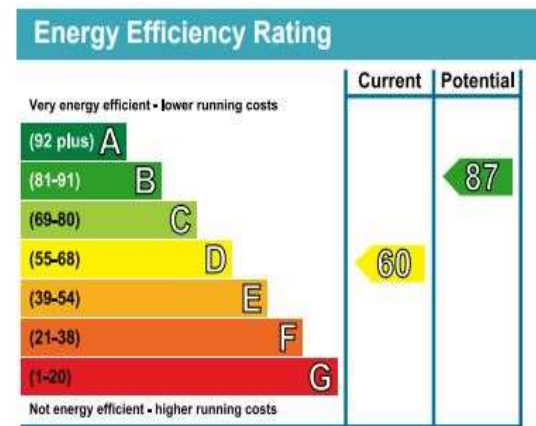
The property has been re-wired in 2019/ 2020 and new gas boiler installed 2019.

## Floor Plan



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



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

**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)

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