

# Towers Wills

Town & Country

Offers in excess of  
**£210,000**



## 7 Gilbert Road, Yeovil, Somerset, BA21 5FN

Towers Wills welcome to market this well-presented end of terraced property situated on the popular Wyndham Park Estate in Yeovil. Selling with no chain, the property benefits from a good sized rear garden, allocated parking for two cars, downstairs cloakroom and master en-suite.

### Key Features

- Three bedrooms
- Cloak W.C
- En-suite
- Allocated parking for x2 vehicles
- Beautifully presented throughout

### **Entrance Hall**

With door to the front, double glazed window to the front and radiator.

### **Kitchen 2.53m x 4.14m - maximum measurements**

Comprising of wall, base and drawer units, work surfacing with stainless steel sink drainer one bowl, electric integrated hob and oven, cookerhood, integrated dishwasher, and fridge freezer, double glazed window to the front, central heating boiler and space for washing machine.



### **Cloakroom**

Radiator, wash hand basin, wc and extractor fan.

### **Lounge Diner 4.74m x 5.52m - maximum measurements**

Two radiators, double glazed French doors to the rear, double glazed window to the rear and under stairs cupboard.



### **First Floor Landing**

Includes a cupboard and loft hatch.

### **Bedroom One 3.27m x 3.27m - maximum measurements**

Double glazed window to the rear, radiator and walk-in wardrobe.



### **En-suite**

With shower cubicle, wc, wash hand basin, heated towel rail, extractor fan and shaving point.

### **Bedroom Two 3.61m x 2.63m - maximum measurements**

Double glazed window to the front and radiator.

### **Bedroom Three 2.03m x 3.16m - maximum measurements**

Double glazed window to the front and radiator.

### **Family Bathroom**

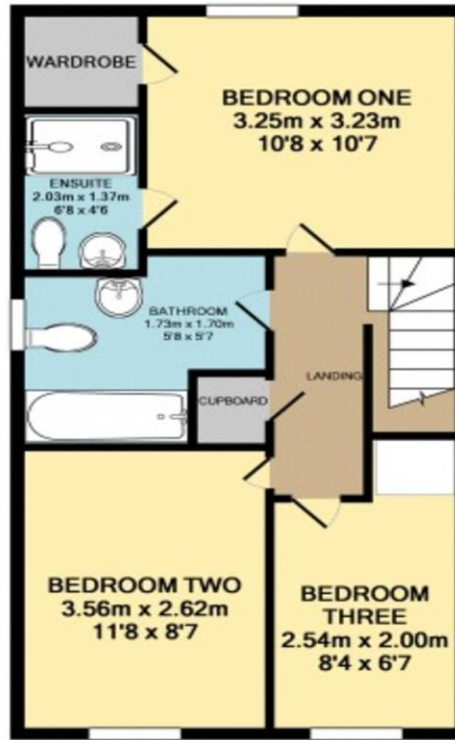
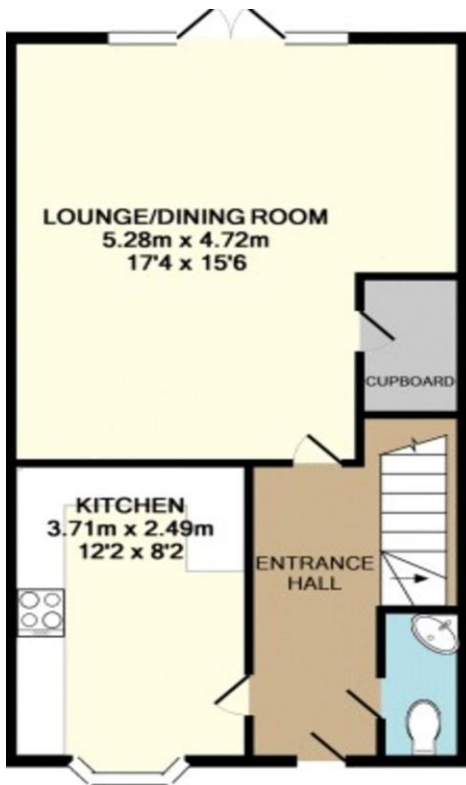
Suite comprising bath with mixer tap shower, wash hand basin, w.c, heated towel rail, extractor fan and double glazed window to the side.



### **Rear Garden**

To the rear the garden is largely laid to lawn with side gate access, outside tap and a wooden shed. The property also includes two allocated parking spaces to the side.

## Floor Plan



## Energy Efficiency and Environmental Impact

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B		
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Towers Wills**

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