

# Towers Wills

Town & Country

Offers in excess of

**£215,000**



## 64 Greenwood Road, Yeovil, Somerset, BA21 3LQ

Towers Wills welcome to the market this extended family home situated in a popular residential location on the West side of Yeovil. Beautifully presented throughout the accommodation comprises: Hallway, living room, kitchen / diner / family room, three bedrooms, bathroom, driveway, garage, enclosed rear garden.

### Key Features

- EXTENDED
- Three bedrooms
- Kitchen / Diner
- Popular residential location
- Large rear garden
- Walking distance of local schools and amenities

### **Entrance Hall**

Double glazed door to the front and radiator.

### **Lounge 4.67m x 4.17m - maximum measurements**

Double glazed window to the front, radiator and under stairs cupboard.

### **Kitchen Area 2.83m x 5.19m - maximum measurements**

Fitted with a range of wall, base and drawer units, work surfacing with one and a half bowl porcelain sink drainer, central heating boiler, integrated gas hob with cookerhood over, integrated electric oven, space for washing machine, tumble dryer, dishwasher and fridge freezer, double glazed window to the rear and double glazed door to the side. Open box arch to the:



### **Dining Area 3.36m x 2.76m - maximum measurements**

Double glazed window to the rear, double glazed French doors to the rear garden and radiator.



### **First Floor Landing**

Double glazed window to the side, cupboard and loft hatch.

### **Bedroom One 3.95m x 4.34m - maximum measurements**

Two radiators and two double glazed windows to the front.

### **Bedroom Two 4.34m x 3.70m - maximum measurements**

Double glazed window to the rear and radiator.

### **Bedroom Three 2.97m x 2.16m - maximum measurements**

Double glazed window to the front and radiator.



### **Bathroom**

Suite comprising bath, shower cubicle, wash hand basin, w.c, heated towel rail and double glazed window to the rear.

### **Front Garden**

To the front the garden is largely laid to lawn with a driveway leading to the garage to the side.

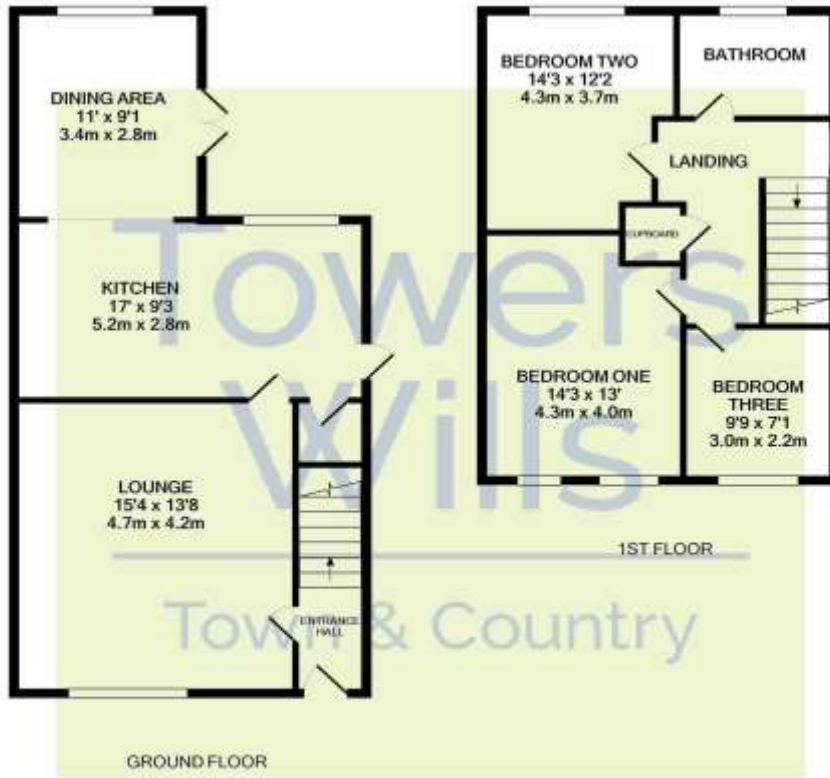
### **Garage**

With 'up and over' door, power and light.

Rear Garden To the rear the garden is mainly laid to lawn with a decking area, outside tap and power.



## 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 and Environmental Impact

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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**Towers Wills**

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