

Towers Wills

Town & Country

Offers In Excess of
£270,000



44 Heather Way, Yeovil, Somerset, BA22 8DZ

Towers Wills are delighted to offer a wonderful family home in this very desirable location. The property is in good condition throughout and briefly comprises of: hall, cloakroom, lounge, dining room, conservatory, kitchen, three bedrooms, family bathroom, rear garden, driveway and detached garage. Priced for immediate interest and early viewing advised.

Key Features

- Detached
- Three bedrooms
- In good condition throughout
- Desirable location
- Drive and detached garage
- Wonderful family home

Entrance door leading into the:

Hall

With stairs to first floor landing, radiator, under stairs storage cupboard, telephone point and coved ceiling.

Cloakroom 0.90m x 1.65m

Fitted with w.c, vanity unit with cupboard under and mixer tap, heated towel rail and window with outlook to the front.

Lounge 3.41m x 3.93m

With window outlook to the front, feature electric fireplace with surround, TV point, radiator, coved ceiling, laminate flooring and archway leading into the dining room.

Dining Room 2.68m x 2.73m

With continuation of laminate flooring, sliding door leading into the conservatory and radiator.

Conservatory 3.14m x 3.39m - maximum measurements and irregular shape room

With tiled floor and double doors leading out to the rear garden.

Kitchen 2.59m x 3.55m

Modern kitchen with pattern worktops and white doors with a good range of wall and base units, one and a half bowl sink drainer unit with mixer tap, plumbing for washing machine, integral slimline dishwasher, electric hob with extractor hood over, separate double oven, boiler, window with outlook to the rear and door leading out to the side.

First Floor Landing

With window outlook to the side, hatch to roof space, radiator and airing cupboard housing the hot water cylinder.

Bedroom One 3.40m x 3.81m

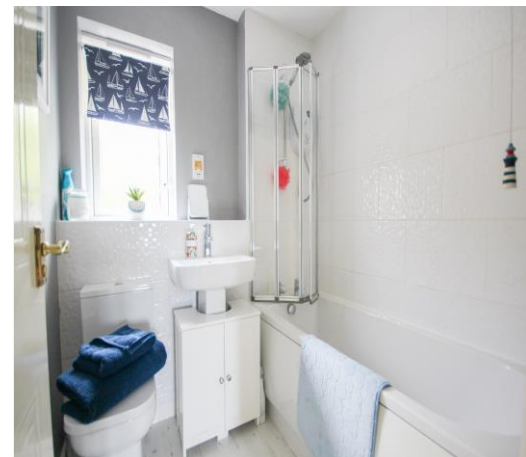
With window outlook to the rear, radiator and TV point.

Bedroom Two 3.01m x 3.01m

With window outlook to the front and radiator.

Bedroom Three 2.34m x 2.78m

With window outlook to the front and radiator.



Bathroom 1.86m x 1.86m

A modern bathroom fitted with a white suite panel bath with shower over and side screen, pedestal hand basin with mixer tap, closed coupled w.c, heated towel rail, part tiled walls, extractor fan, shaver point and window with outlook to the rear.

Garden

To the front of the property there is a low maintenance gravelled area whilst to the rear the garden is mostly laid to lawn with decked area, lawn, outside tap and two side access gates.

Parking

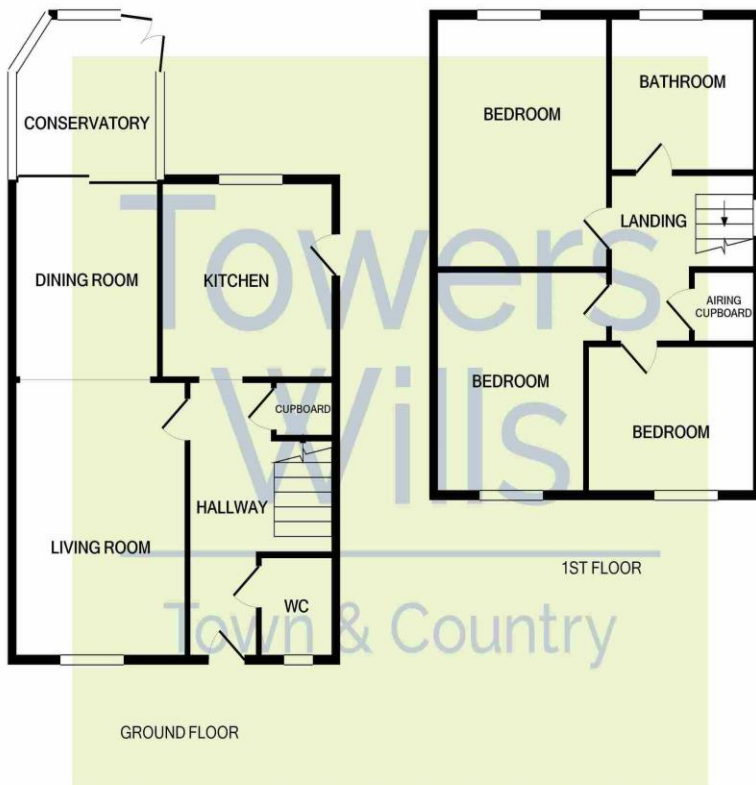
There is a driveway with parking for a couple of vehicles and in turn leads to the detached garage.

Detached Garage

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

Floor Plan

Energy Efficiency



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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Towers Wills

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