

Towers Wills

Town & Country

£170,000



10 Erica Close, Yeovil, Somerset, BA21 5FB

Towers Wills welcome to market this two bed end of terrace home situated in a cul-de-sac. Built in 2011, the property benefits from allocated off-road parking, downstairs WC and an open plan lounge & kitchen/diner.

Key Features

- End Terrace
- Two Bedrooms
- Parking
- Ideal first time buy/investment opportunity

Entrance Hall

Double glazed window to the side, double glazed door to the front and radiator.

Lounge Area 3.67m x 3.62m - maximum measurements

Radiator, double glazed window to the front and under stairs cupboard.

Kitchen Diner 3.11m x 3.50m - maximum measurements

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

Rear Porch/Hallway

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

Downstairs W.C

Double glazed window to the side, w.c, wash hand basin and radiator.

First Floor Landing

Radiator, double glazed window to the side and airing cupboard which has an electric radiator.

Bedroom One 2.75m x 4.78m - maximum measurements

Two double glazed windows to the front, radiator, two cupboards and loft hatch.

Bedroom Two 3.13m x 2.51m

Radiator, double glazed window to the rear and a double glazed skylight to the rear.

Bathroom

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

Outside

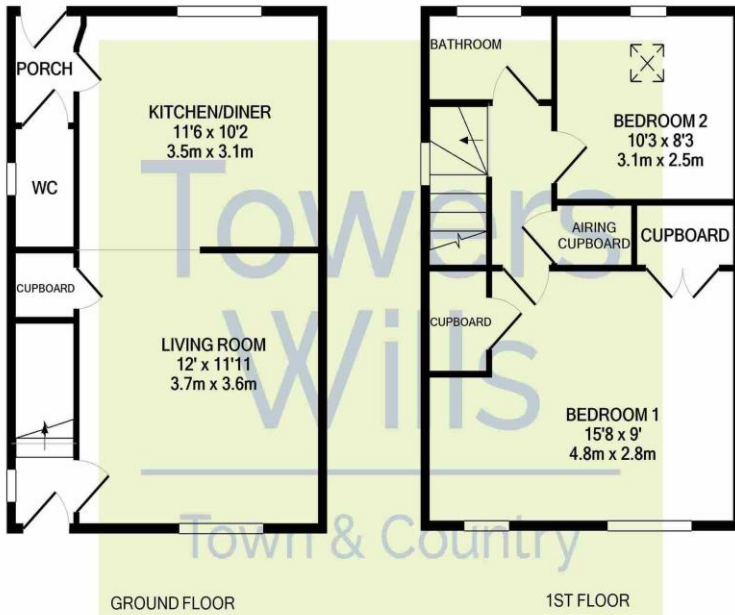
ParkingThe property has one allocated parking space to the side of the property.

Rear Garden

To the rear there is a patio area with steps lead down to a lawn area with an outside tap and gated side access.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Towers Wills

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