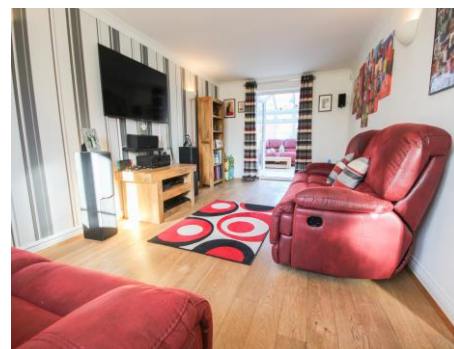
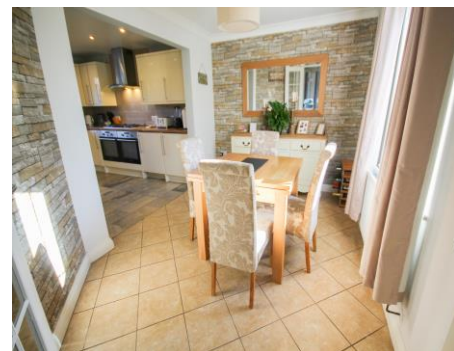


# Towers Wills

Town & Country

Offers In Excess of  
£325,000



## 43 Shrewsbury Road, Yeovil, Somerset, BA21 3UY

Towers Wills welcome to market this well-presented detached family home on the popular Abbey Manor Estate, just 0.5 miles to the local Preston Primary School and local amenities.

Benefiting from a lounge, open plan kitchen, diner and utility area, downstairs cloakroom, four bedrooms including a master en-suite, off-road parking plus single garage and a low maintenance rear garden.

## Key Features

- Detached
- Four bedrooms
- Desirable location
- In excellent condition throughout
- Early Viewing Advised

### **Entrance Hall**

Double glazed door to the front and radiator.

### **Lounge 3.36m x 6.48m - maximum measurements**

Two radiators, double glazed window to the front and double glazed French doors to the conservatory.

### **Conservatory 3.45m x 3.94m - maximum measurements**

UPVC, radiator and two double glazed doors to the rear garden.

### **Open Plan Kitchen/Diner 4.56m x 3.51m - maximum measurements**

Comprising of a range of wall, base and drawer units, work surfacing with one bowl sink drainer, two electric integrated ovens, integrated five ring gas hob with cookerhood over, integrated fridge, integrated freezer, space for dishwasher, double glazed window to the rear, under stairs cupboard and an open box arch to the dining area and utility area.

### **Dining Area 3.76m x 2.61m - maximum measurements**

Radiator and double glazed window to the front.

### **Utility Area 1.87m x 1.63m - maximum measurements**

Radiator, double glazed door to the rear garden and space for washing machine.

### **Downstairs Cloakroom**

Includes double glazed window to the rear, radiator, wash hand basin and w.c

### **First Floor Landing**

Double glazed window to the rear, radiator, loft hatch and there is a cupboard housing central heating boiler.

### **Bedroom One 3.39m x 4.02m - maximum measurements**

Double glazed window to the front and radiator.

### **En-suite**

Suite comprising shower cubicle, wash hand basin, w.c, double glazed window to the front, heated towel rail, extractor fan and shaver point.

### **Bedroom Two 2.81m x 3.57m - maximum measurements**

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



**Bedroom Three 3.57m x 2.73m - maximum measurements**

Double glazed window to the front, radiator and built-in wardrobe.

**Bedroom Four 3.39m x 2.16m**

Double glazed window to the rear and radiator.

**Bathroom**

Suite comprising bath with mixer tap shower, wash hand basin, w.c, double glazed window to the front, radiator and shaver point.

**Outside**

To the front of the property is a gravel area and is enclosed by hedges. To the rear garden there is a patio, outside tap, gravelled seating area, planted beds and gate to the parking.

**Garage**

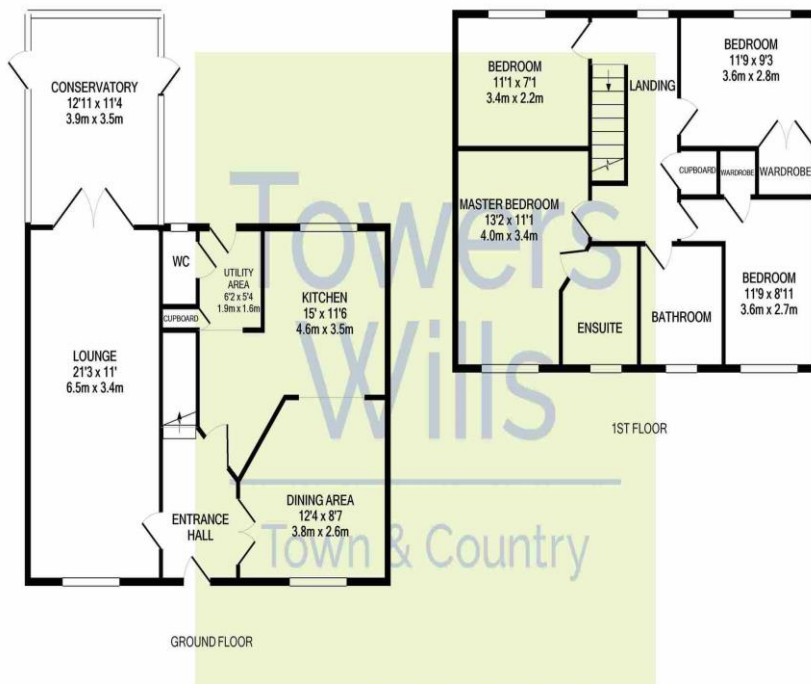
With 'up and over' door, power, light and double glazed personal door leads to the rear garden.

**Parking**

In front of the garage for two cars in tandem.

## 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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