

Towers Wills

Town & Country

£325,000



96 Shrewsbury Road, Yeovil, Somerset, BA21 3UZ

Towers Wills are pleased to bring to market this detached family home on the popular Abbey Manor Estate, just 0.5 miles to the local Preston Primary School and local amenities. The property benefits from lounge, separate diner, kitchen and utility area, downstairs cloakroom, four bedrooms including a master en-suite, off-road parking plus single garage and a delightful rear garden with lawn and decking.

Key Features

- Detached
- Four bedrooms
- Master En Suite
- Desirable location
- Garage and Parking

Entrance Hall

Double glazed door to the front and radiator.

Dining Room 2.65m x 3.77m - maximum measurements

Double glazed window to the front and radiator.

Lounge 3.56m x 6.31m - maximum measurements

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

Kitchen 4.61m x 3.50m - maximum measurements (irregular shape)

Comprising of a range of wall, base and drawer units, work surfacing with inset stainless steel one and a half bowl sink drainer, double glazed window to the front, radiator, cupboard, space for fridge freezer, space for dishwasher, integrated electric double oven with cookerhood and integrated gas hob.

Utility Area 1.86m x 1.72m

Double glazed door to the side, radiator, space for washing machine and dryer.

Downstairs Cloakroom

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

First Floor Landing

Radiator, double glazed window to the side and airing cupboard which includes central heating boiler.

Bedroom One 3.39m x 4.07m - maximum measurements

Double glazed window to the front and radiator.

En-suite

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

Bedroom Two 3.59m x 2.90m - maximum measurements

Radiator, double wardrobe and double glazed window to the side.

Bedroom Three 3.58m x 2.72m - maximum measurements

Double glazed window to the front, radiator, single wardrobe and loft hatch.



Bedroom Four 3.40m x 2.20m - maximum measurements

Double glazed window to the rear and radiator.

Bathroom

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

Outside

To the front of the property is a driveway providing off road parking for two cars which in turn leads to the garage.

Garage

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

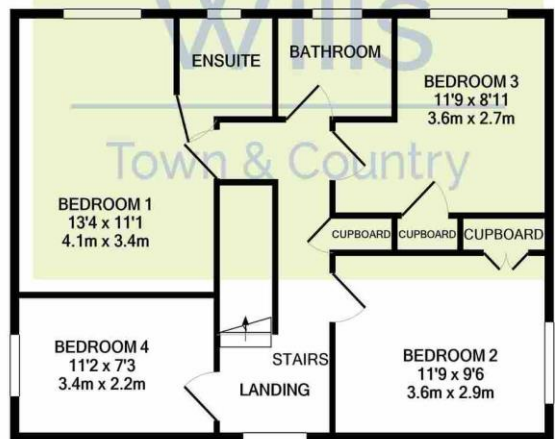
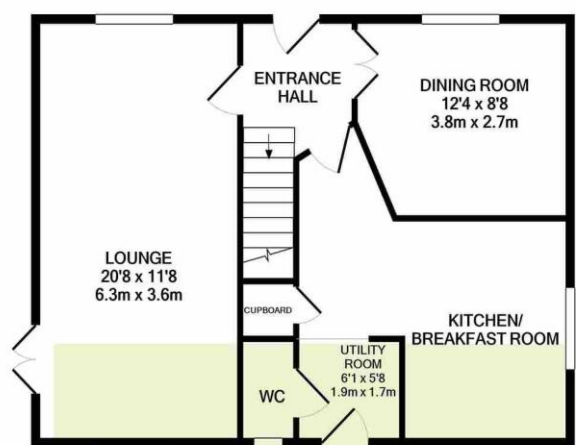
Rear Garden

To the rear the garden is laid to lawn with decking area, wooden shed and there is power outside.

Agents Note:

£125 is paid annually for maintenance fee for upkeep of local outdoor communal space.

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
Made with Metropix ©2021

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor , (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact , (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.