

# Towers Wills

Town & Country

£190,000



## 18 Friars Avenue, Yeovil, Somerset, BA21 3HY

Towers Wills are pleased to present this end of terrace home situated in a cul-de-sac on the western side of Yeovil. Benefiting from a garage and off-road parking, the property is well presented and briefly comprises of; porch, lounge, kitchen/diner, two bedrooms and a bathroom. The property is a short walk (less than 0.5 miles) to the Abbey Manor Park amenities including convenience store, doctors surgery, local pub and schools. An ideal first time buy or buy to let, please get in contact to arrange a viewing.

## Key Features

- Two double bedrooms
- Ideal first time buy / Buy to let
- Popular residential location
- Garage
- Parking

### **Entrance Porch**

Double glazed door to the front and cupboard.

### **Lounge 5.02m x 3.90m - maximum measurements**

Two radiators, double glazed window to the front and stairs to the first floor.

### **Kitchen/Diner 3.18m x 3.88m - maximum measurements**

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

### **First Floor Landing**

Loft hatch and cupboard.

### **Bathroom**

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

### **Bedroom One 3.13m x 3.30m - maximum measurements plus wardrobe**

Radiator, double glazed window to the front and built-in double wardrobe.

### **Bedroom Two 3.04m x 3.90m - maximum measurements**

Double glazed window to the rear and radiator.

### **Outside**

#### **Front Garden**

To the front of the property is an enclosed lawn area with planted beds.

#### **Rear Garden**

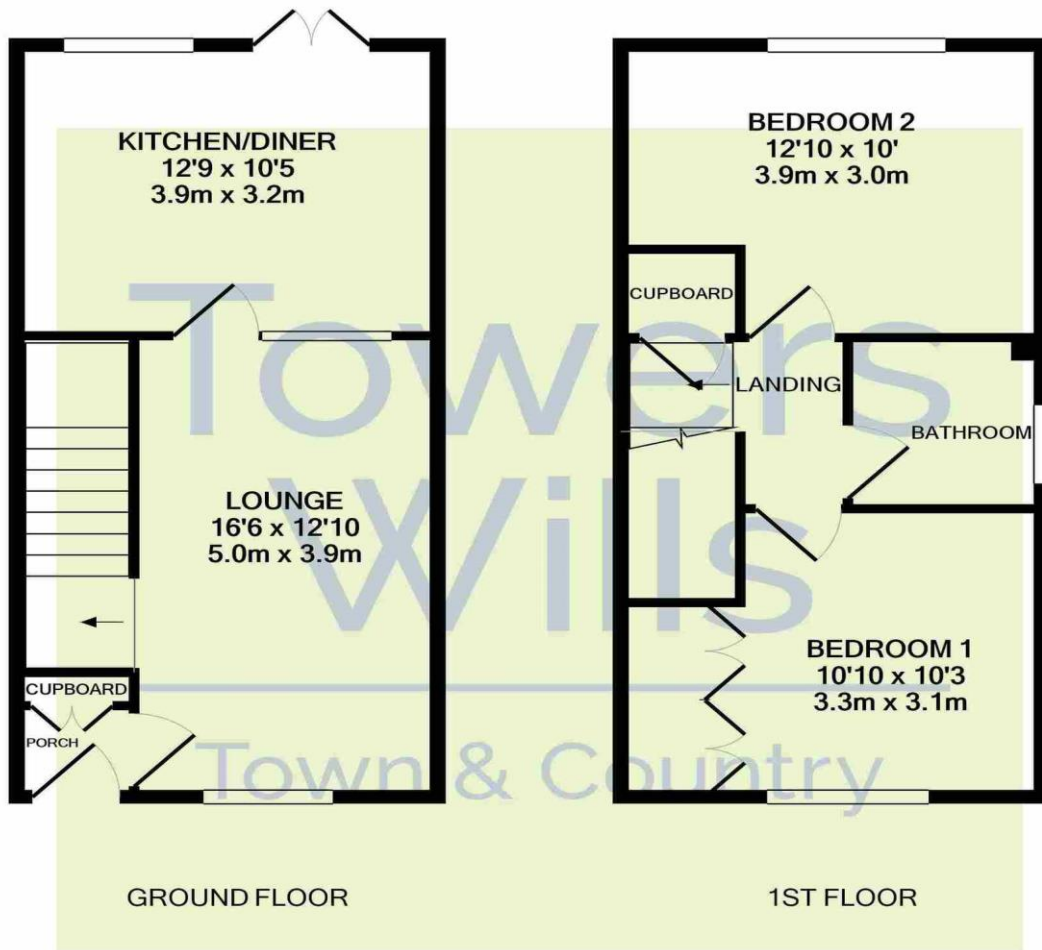
To the rear the garden is mainly laid to lawn with patio area, planted beds, gravel area, outside tap and gated rear access.

#### **Garage**

Situated in a separate block with 'up and over' door, power and light. There is also one parking space in front of the garage.



## Floor Plan



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**Towers Wills**

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