

Towers Wills

Town & Country

£210,000



1 Holly Tree Walk, Yeovil, Somerset, BA20 2NT

Towers Wills welcome to market this end of terrace home situated on a large plot, offering an ideal opportunity for those willing to extend (STPP). The property is being sold with no onward chain and briefly comprises of; entrance porch, lounge, kitchen/diner, three bedrooms and shower room. The property has an enclosed rear garden and includes a garage in a separate block.

Key Features

- End Terrace
- Three bedrooms
- Popular location
- Garage in a block

Porch 1.45m x 1.31m

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

Lounge 4.69m x 3.29m

Radiator and double glazed window to the front.

Kitchen 4.67m x 2.72m

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink/drain, radiator, double glazed window to the rear, double glazed door to the rear, integrated dishwasher, integrated washing machine, integrated induction hob with cookerhood over, integrated microwave, integrated electric oven, integrated fridge freezer, central heating boiler, under stairs cupboard and an additional separate cupboard.

First Floor Landing

With loft hatch.

Bathroom

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

Bedroom One 2.74m x 3.29m - maximum measurements

Radiator, double glazed window to the front and built-in cupboard which includes water tank.

Bedroom Two 2.74m x 2.60m - maximum measurements

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

Bedroom Three 1.86m x 2.43m

Double glazed window to the front and radiator.

Front Garden

Front garden is laid to lawn.

Rear Garden

To the rear of the property there is a lawn area with rear gate leading to a shared parking area plus the property's garage.

Garage

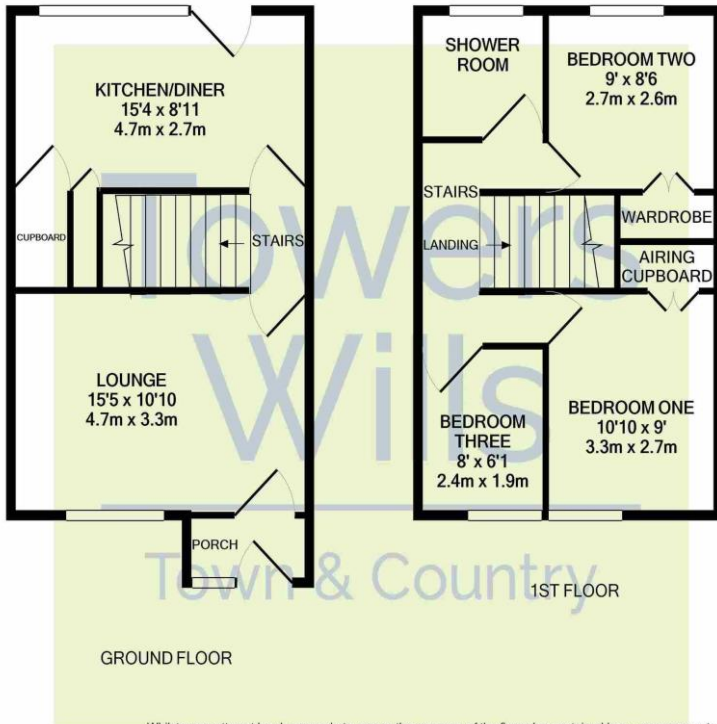
In a separate block with an 'up and over' door.



Agents Note

The vendor advises that the property's boundary to the side is up to the pavement and would therefore, subject to planning permission, offer significant potential to extend

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 Impact

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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.

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Towers Wills

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