

Towers Wills

Town & Country

Offers Over
£175,000



3 Howard Road, Yeovil, Somerset, BA21 5JG

Towers Wills are delighted to be chosen to market this mid-terraced property that is selling with no onward chain and briefly comprises of; lounge, dining room, kitchen, downstairs WC, rear porch/utility, conservatory, three bedrooms (two doubles) and family bathroom. Outside the front garden has been gravelled. The rear garden has been paved for low maintenance and also benefits with access to a garage. This is an ideal first time buy or buy to let and would make an ideal family home being close to a local park and recreational field and less than a mile to local schools.

Key Features

- Garage
- NO ONWARD CHAIN
- Two reception rooms
- Front & rear gardens
- Open aspect from the rear
- Overlooking recreational field/park

Entrance Hall

Double glazed door to the front, single glazed window to the front, radiator and under stairs cupboard.

Lounge 4.21m x 3.81m - maximum measurements

Double glazed window to the front.

Kitchen 3.40m x 2.62m - maximum measurements

Comprising of a range of wall, drawer and base units, work surfacing with stainless steel one bowl sink/drain, integrated electric double oven, integrated gas hob with cookerhood over, space for washing machine, space for slimline dishwasher, space for fridge freezer, cupboard and an open doorway to the rear porch area.

Rear Porch Area 2.35m x 1.46m - maximum measurements

Comprising base units, single glazed door to the conservatory, one single glazed and one double glazed window to the conservatory.

Cloakroom

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

Dining Room 3.43m x 3.05m - maximum measurements

Double glazed patio doors to the conservatory.

Conservatory 3.01m x 3.87m

Double glazed windows to the rear, double glazed patio doors to the rear, two skylights, power and light.

Bathroom

Suite comprising bath with mixer tap shower, separate shower cubicle with mains fed shower, wash hand basin, w.c and two double glazed windows to the rear.

First Floor Landing

Includes a loft hatch and airing cupboard housing water tank and shelving.

Bedroom One 3.73m x 3.79m - maximum measurements

Radiator and range of fitted bedroom furniture across one wall with an additional built in double wardrobe.

Bedroom Two 3.41m x 3.06m - maximum measurements

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



Bedroom Three 2.61m x 2.51m - maximum measurements

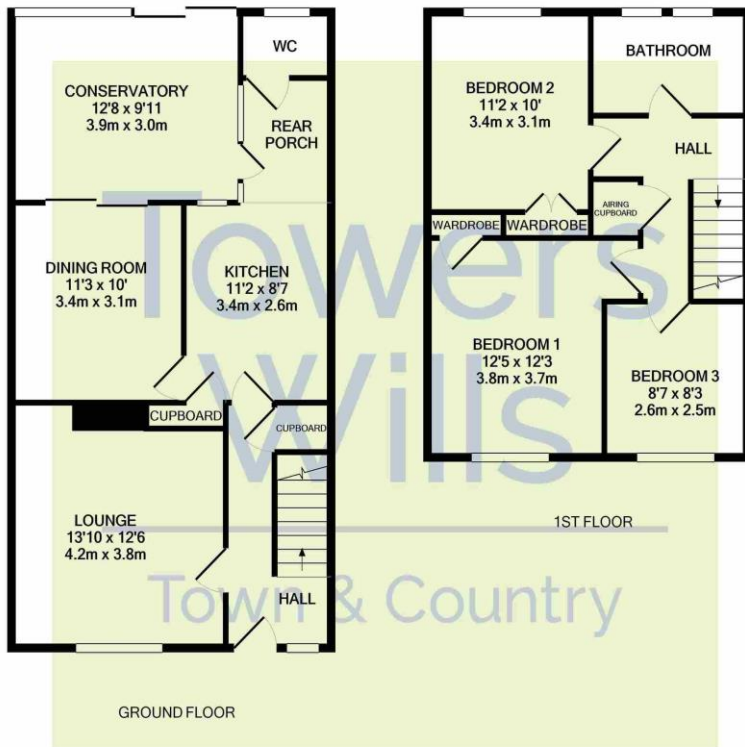
Fitted storage cupboard, radiator and double glazed window to the front.

Outside

The rear garden has an open aspect, is fully enclosed with timber lap fencing and has been paved for easy maintenance, with a gravel border to one side. At the foot of the garden a pedestrian gate provides access to the single garage having an up and over door. Across from here there is a recreational field and play park, ideal for young families. To the front, a paved pathway leads to the front door with a gravelled garden to the side.

Conveniently there is a bus stop across the road that regularly takes you into the town centre.

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		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Towers Wills

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