

Towers Wills

Town & Country

Offers In Excess of
£170,000



21 Beer Street, Yeovil, Somerset, BA20 2AE

Towers Wills are pleased to welcome to the market this well presented end of terrace property within walking distance of the town centre and all amenities and briefly comprising: hall, open plan lounge diner, good size kitchen, three bedrooms, family bathroom, low maintenance, priced for immediate interest and early viewing advised.

Key Features

- End Terrace
- Three bedrooms
- In excellent condition throughout
- Walking distance to the town centre
- Priced for immediate interest

Part glazed entrance door leading into the:

Hall

With tiled floor, radiator and stairs to first floor landing.

Lounge 3.54m x 3.64m - maximum measurements to bay recess

With feature log burner, laminate flooring, TV point, bay window with outlook to the front, radiator and is open plan to the dining room.

Dining Room 3.61m x 3.54m

With continuation of laminate flooring, double doors leading out to the rear and radiator.

Kitchen 2.39m x 4.65m

A good size modern kitchen fitted with pattern worktops and cream doors with a range of units, a one and half stainless steel sink drainer unit with mixer tap, space for cooker, space for dishwasher, plumbing for washing machine, space for fridge freezer, Worcester boiler, window with outlook to the side, double doors leading out to the rear and under stairs storage cupboard.

First Floor Landing

Bedroom One 3.01m x 4.65m

With two windows with outlook to the front, feature fireplace and radiator.

Bedroom Two 2.87m x 3.64m

With window outlook to the rear, radiator and feature fireplace.

Bedroom Three 2.44m x 2.60m - plus entrance recess

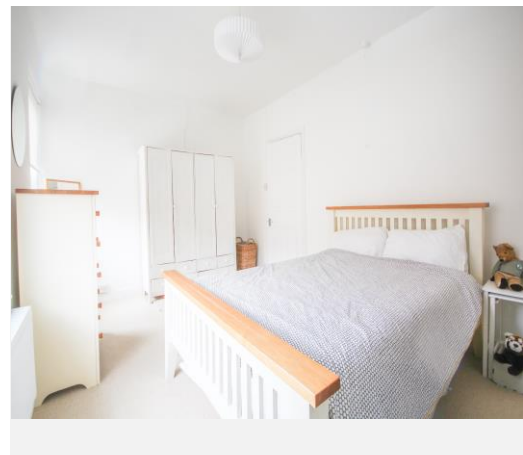
With window outlook to the rear, loft hatch and radiator.

Bathroom 1.30m x 1.99mA modern white suite fitted with panel bath with mixer tap and shower over, side screen, w.c, pedestal hand basin with mixer tap, modern radiator, part tiled walls, extractor fan and window with outlook to the side.

Garden

To the rear of the property is a low maintenance patio area and also benefits from a timber built outhouse which could be ideal for outside office, play area or storage area.

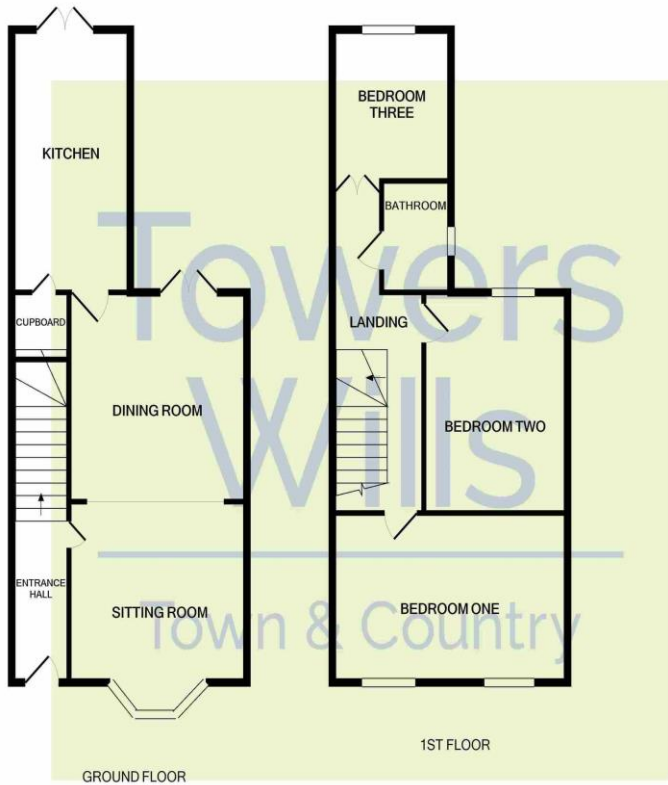
Agents Note



We have been informed by the vendor that the boiler was fitted in January 2020 and the property has also had a new consumer unit. Number 19 has right of way across the rear garden

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
Made with Metropix ©2021

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.

Towers Wills

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

info@towerswills.co.uk www.towerswills.co.uk