

Towers Wills

Town & Country

Offers in excess of
£170,000



2 Howard Road, Yeovil, Somerset, BA21 5JG

Towers Wills welcome to the market this spacious family home. Available with no onward chain. Accommodation briefly comprising of: Living room, dining room, kitchen, three bedrooms (two doubles) and family shower room. Front garden and rear gardens 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 playing field and less than a mile to local schools.

Key Features

- In need of updating
- Spacious family home
- Three bedrooms
- Two reception rooms
- No onward chain
- Walking distance of local schools and amenities

Entrance Hall

Door to the front, window to the front 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, space for washing machine, space for fridge freezer. Rear porch area. The white goods (cooker, fridge freezer & washing machine are included in the sale).

First Floor Landing

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

Dining Room 3.43m x 3.05m - maximum measurements

Patio doors to the rear.

Landing:

Stairs from the hallway. Loft access. Radiator.

Shower room

Comprising shower cubicle, wash hand basin, window to the rear.

Separate W.C

W.C. Window to the rear.

Bedroom One 3.73m x 3.79m - maximum measurements

Radiator. Built in double wardrobe. Fitted wardrobe.

Bedroom Two 3.41m x 3.06m - maximum measurements

Radiator, double glazed window to the rear. Wardrobe.

Bedroom Three 2.61m x 2.51m - maximum measurements

Radiator and double glazed window to the front.

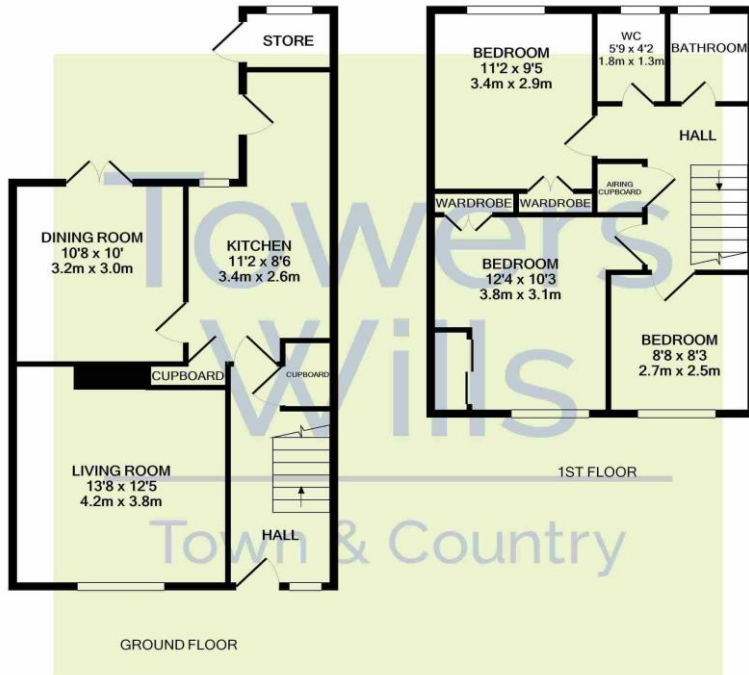
Outside

The rear garden has an open aspect, is fully enclosed with timber lap fencing and has been paved for easy maintenance. At the foot of the garden a pedestrian gate provides rear access. 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
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