

Towers Wills

Town & Country

Offers in excess of

£210,000



33 Townsend, Montacute, Somerset, TA15 6XH

Towers Wills welcome to the market this charming two bedroom character property situated in the highly desirable village of Montacute and within easy reach of local countryside walks and the thriving village centre with its National Trust House. The accommodation briefly comprises: hallway, living room, kitchen diner, two double bedrooms, bathroom, front and rear gardens.

Key Features

- VIDEO TOUR AVAILABLE
- Sought after village location
- Two double bedrooms
- Large garden (Circa 140ft)
- Kitchen / Diner
- Well presented throughout

The village benefits from an active and friendly community and amenities including a village shop and post office, two pubs, primary school, pre-school, church and village hall. The commercial centre of Yeovil is just 4 miles away, with a broader range of shopping and leisure facilities on offer.

Hallway

Door to the front and radiator.

Living Room

Window to the front and radiator. Agents note: the vendor informs us the open fireplace has been boarded over so has the potential to be reinstated if the next occupier wished.

Kitchen Diner

A well presented kitchen comprising of a range of wall, base and drawer units, work surfacing with stainless steel sink drainer, inset gas hob with hood over, integrated electric oven, space for washing machine, space for fridge/freezer, two windows to the rear and stable door to the rear garden.

First Floor Landing

Stairs from reception hallway and loft access.

Bedroom One

With window to the front, large storage cupboard, recess for additional fitted wardrobes and radiator.

Bedroom Two

With window to the rear and radiator.

Bathroom

A well presented suite comprising of bath with shower over, wash hand basin, w.c, window to the rear, part tiled and radiator.

Outside

To the front of the property is an enclosed area of garden with path leading to the entrance.

To the rear of the property is one of the property's true selling features; a large garden (circa 140 ft.) with patio area leading to an area of lawn and in turn leading to a further patio area, ideal for seating area/summer dining. A gate leads to a further area of garden with pergola to the very far end of the rear garden.

Outbuilding

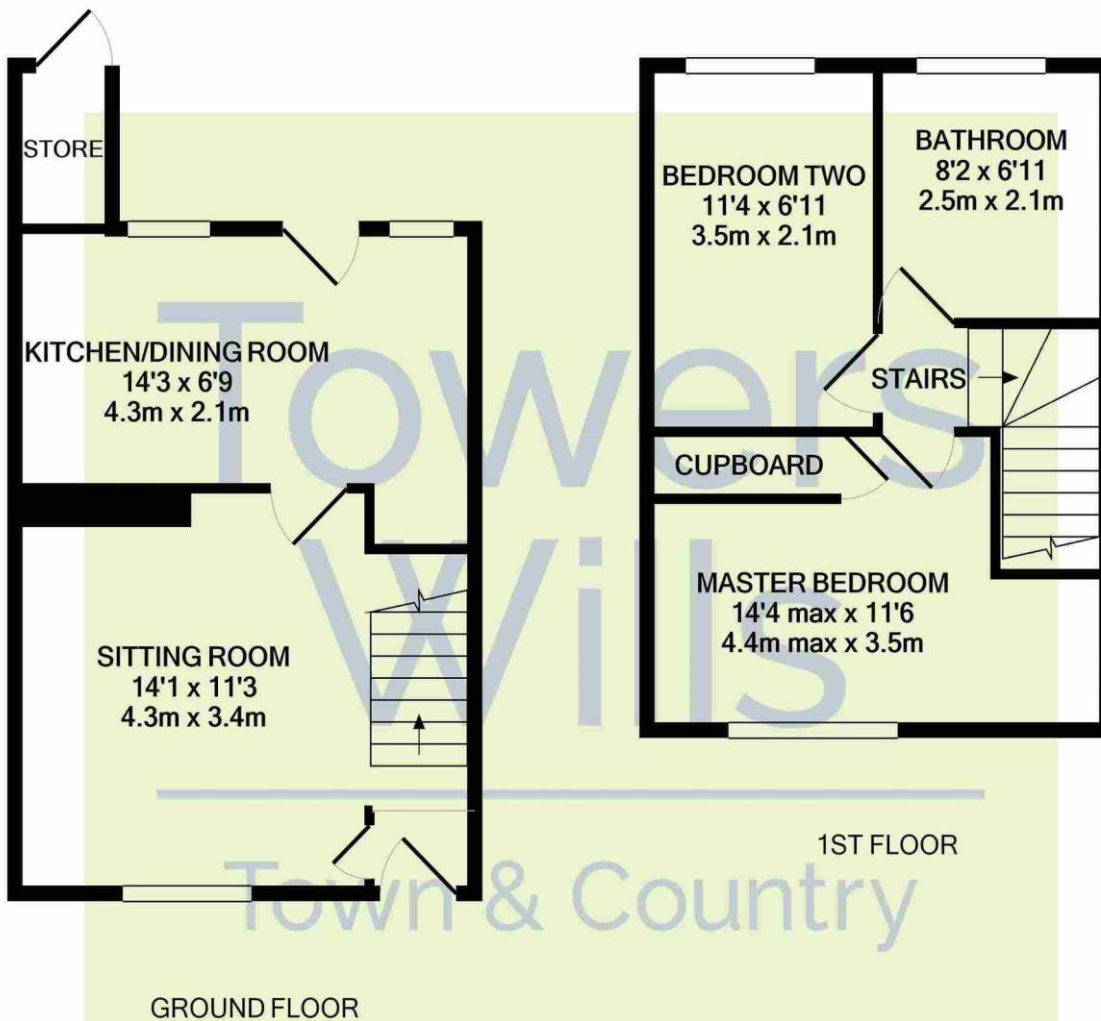
Attached to the rear of the property is a store with central heating boiler.

Agents Note

There is a right of way across the back garden for neighbouring properties.



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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Towers Wills

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