

# Towers Wills

Town & Country

Offers In Excess  
of  
£160,000



## 1a Victoria Road, Yeovil, Somerset, BA21 5AY

Towers Wills are delighted to offer this ideal first time buy/investment opportunity situated within walking distance of the town centre and briefly comprises: entrance hall, kitchen, lounge/diner, two bedrooms, bathroom, low maintenance rear garden and off road parking. No ONWARD CHAIN and early viewing advised.

### Key Features

- Semi Detached
- Two bedrooms
- Off road parking
- Walking distance to the town centre
- NO ONWARD CHAIN
- Ideal first time buy/ buy to let

UPVC part glazed entrance door leading into the:

### Hall

With tiled floor, window with outlook to the side, under stairs cupboard and stairs to first floor landing.

### Kitchen 2.10m x 2.62m

Fitted with coloured tops and doors with a good range of wall and base units, one and a half sink drainer unit with mixer tap, space for washing machine, space for fridge freezer, gas hob with oven under and window with outlook to the front.



### Lounge Diner 3.52m x 3.97m

Fitted with a feature fireplace, laminate flooring, radiator, serving hatch into the kitchen, window with outlook to the rear, TV point, coved ceiling and sliding patio doors leading out to the rear garden.

### First Floor Landing

With hatch to roof space.

### Bedroom One 3.01m x 3.06m

Window with outlook to the front, laminate flooring, radiator, cupboard housing the boiler, sliding cupboard housing the hot water cylinder with slatted and a cupboard over the stairs and TV point.



### Bedroom Two 1.95m x 2.52m

With window outlook to the rear, laminate flooring, TV point, radiator and built-in wardrobe.



### Bathroom 1.61m x 1.92m

Fitted with a white suite with panel bath with mixer tap shower attachment with shower over, pedestal hand basin with mixer tap, w.c, radiator, window with outlook to the rear and extractor fan.

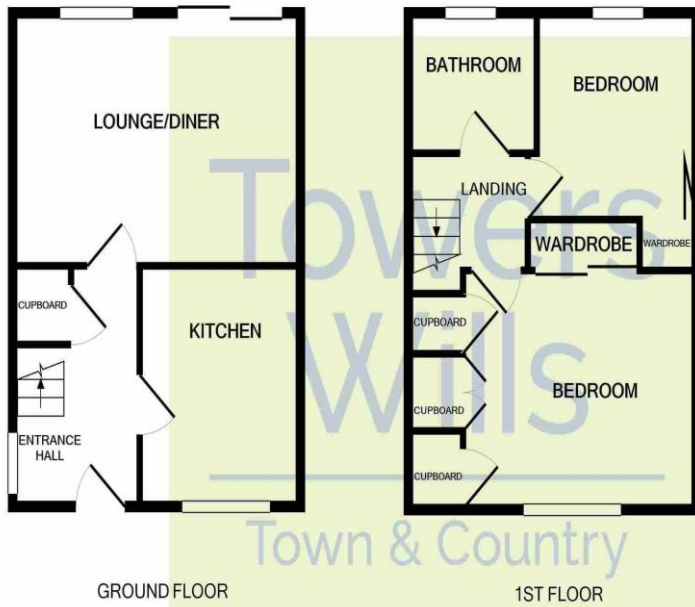
### Garden

To the rear there is a low maintenance rear garden with lawn, patio, enclosed by part fencing and brick walling.

### Parking

There is off road parking to the side for a couple of vehicles.

## Floor Plan



## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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**

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

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) [www.towerswills.co.uk](http://www.towerswills.co.uk)