

Towers Wills

Town & Country

Offers Over
£200,000



16 Camborne Grove, Yeovil, Somerset, BA21 5DG

Towers Wills welcome to the market this semi-detached home in need of modernisation. Situated close to the Yeovil town centre, the property sits within a large plot benefiting from; off-road parking, garage, kitchen, lounge area, dining area, third reception room, conservatory and downstairs cloakroom. Upstairs three bedrooms and a family bathroom, With NO ONWARD CHAIN early viewing is advised.

Key Features

- Semi Detached
- Three bedrooms
- Garage and Parking
- NO ONWARD CHAIN
- Large rear garden

Porch

Double glazed French doors to the front.

Entrance Hall

Single glazed door leading to the porch, radiator and double glazed window to the side.

Downstairs W.C (situated under the stairs)

With single glazed window to the side, wash hand basin and w.c.

Kitchen 4.32m x 2.43m

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one bowl sink drainer, double glazed windows to the side and rear, space for fridge freezer, space for electric cooker with cookerhood over, radiator and space for washing machine.

Open Plan Lounge/Diner

Lounge Area 4.15m x 3.75m - maximum measurements

Double glazed window to the front, open box arch to the dining area and gas fire with back boiler heating system.

Dining Area 3.77m x 3.44m - maximum measurements

Radiator and double doors leading to the third reception room.

Third Reception Room 3.01m x 2.52m - maximum measurements

Double glazed patio doors leading to the rear and conservatory and single glaze skylight.

Conservatory 2.50m x 3.04m

Radiator, double glazed windows to the rear and side and double glazed door leading to the rear.

First Floor Landing

Double glazed window to the side and loft hatch.

Shower Room

Suite comprising shower cubicle, wash hand basin, w.c, double glazed window to the rear, extractor fan, heated towel rail and airing cupboard including water tank.

Bedroom One 4.28m x 3.45m - maximum measurements (into fitted wardrobe)

Double glazed window to the front and radiator.



Bedroom Two 3.68m x 3.42m - maximum measurements

Double glazed window to the rear and radiator.

Bedroom Three 2.43m x 2.58m - maximum measurements

Double glazed window to the front and radiator.

Outside**Front Garden**

To the front of the property is planted beds and a driveway for 2-3 vehicles. To the side of the property there is a lean-to accessed by an 'up and over' door to the front and allowing access to the garage at the rear of the property. There is an outside tap within the lean-to.

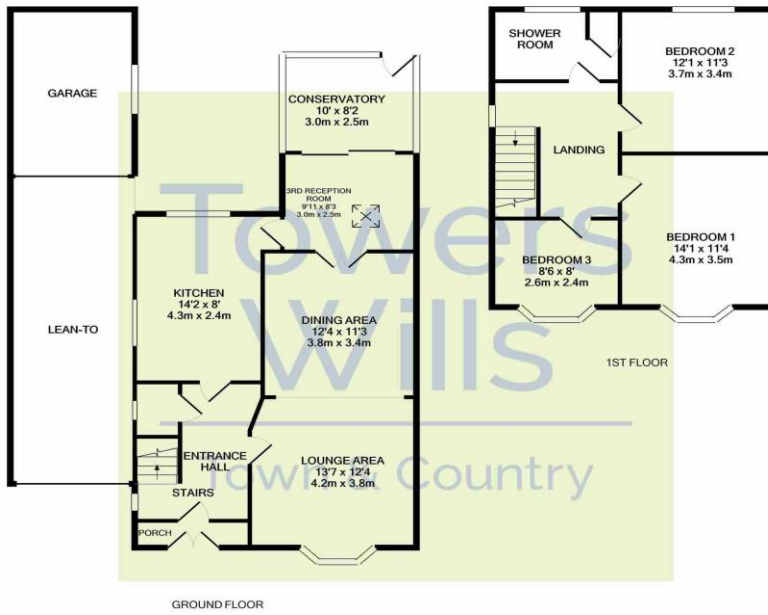
Garage

Has an 'up and over' door to the front and single glazed window to the side.

Rear Garden

To the rear the garden is largely laid to lawn with patio area, planted beds with mature fruit trees

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		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Towers Wills

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