

# Towers Wills

Town & Country

Offers in excess of  
**£190,000**



## 15 Manor Road, Yeovil, Somerset, BA20 1UG

Towers Wills welcome to the market this three bedroom terraced home built in 1905. The current owners have owned the property for over 35 years. Offering a wealth of character features such as sash windows, coving, ceiling roses and dado rails. The property is situated a stones throw from the popular high street of Yeovil and is in great condition throughout. The property is perfect for first time buyers or investment. The accommodation briefly comprises: Hallway, lounge / diner, kitchen, bath

## Key Features

- No onward chain
- Three bedrooms
- Walking distance to Leonardo Helicopters, Yeovil hospital & Town Centre
- Beautifully presented throughout
- Character features
- South aspect rear garden

### **Entrance Hall**

Porch entrance with hall way leading into the living/dining room, stairs rise to the first floor and radiator.

### **Living Area**

With triple aspect bay window to the front, feature fireplace, coving and ceiling roses.

### **Dining Area**

With window to the rear, radiator and access into the kitchen.

### **Kitchen**

Comprising of a range of wall, base and drawer units, work surfacing with inset stainless steel sink/drainer, window to the side, space and plumbing for washing machine, space for dishwasher. Extractor fan, Valliant combi boiler, under stairs storage with electric points for condenser dryer and additional white goods.

### **Bathroom**

Suite comprising corner bath with shower attachment over, wash hand basin, w.c, radiator and windows to the side and rear.

### **First Floor Landing**

Open landing area with access to all bedrooms and the w.c.

### **Bedroom One**

Large double bedroom with double windows to the front and wall length built-in wardrobes.

### **Bedroom Two**

Double glazed sash window with radiator under and TV point.

### **Bedroom Three**

Window to the rear with radiator under and views over the rear garden and TV point.

### **W.C**

Comprising w.c, wash hand basin and window.

### **Outside**

To the front of the property there is a hard standing area with pedestrian walkway to the front door.

### **Rear Garden**

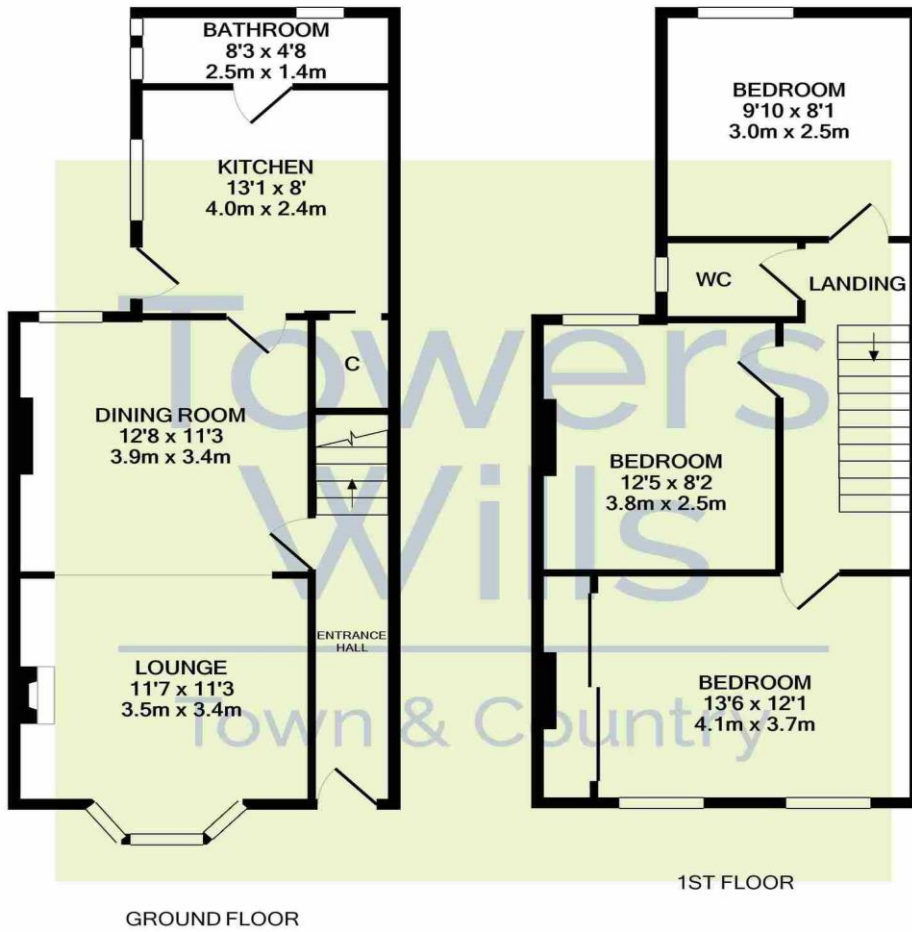
To the rear is an area of hardstanding leading to the rear garden which is predominately laid to lawn with pedestrian pathway to the garden shed.

### **Agents Note**

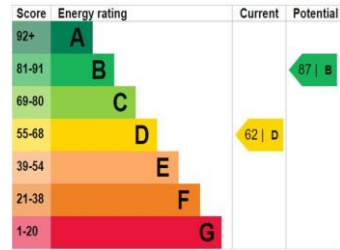
There is a right of way across the rear garden for neighbouring/side access.



## Floor Plan



## Energy Efficiency and Environmental Impact



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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