

# Towers Wills

Town & Country

£170,000



## 60 Merevale Way, Yeovil, Somerset, BA21 3UW

Towers Wills welcome to market this well-presented coach-house situated in the popular Abbey Manor Park on the western side of Yeovil. This tucked away property benefits from a garden, integral garage, open plan lounge/diner and kitchen, two bedrooms and bathroom. This is an ideal buy to let or first time buy.

### Key Features

- Coach House
- Two bedrooms
- Desirable location
- Garden
- Garage
- NO ONWARD CHAIN

### Entrance Hall

Double glazed door to the front, radiator, door to integral garage and stairs leading to the first floor.

### Landing

Radiator, double glazed skylight, loft hatch (with attached ladder) and airing cupboard including water tank.

### Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, double glazed window to the front, radiator, shaver point and extractor fan.

### Bedroom One 2.96m x 2.90m

Radiator and double glazed window to the front.

### Bedroom Two 2.45m x 2.97m

Radiator and double glazed skylight.

### Lounge Diner (L-shape room) - 5.22m x 5.45m - maximum measurements

Three radiators, three double glazed skylights plus double glazed window to the front, wall mounted electric fire and an open archway leading to the kitchen area.

### Kitchen 3.61m x 1.90m

Comprising of a range of wall, base and drawer units, work surfacing, double glazed window to the front, radiator, integrated gas hob with cookerhood over, integrated electric oven, space for washing machine, gas boiler, space for fridge freezer and a breakfast bar separating the kitchen from the lounge area.

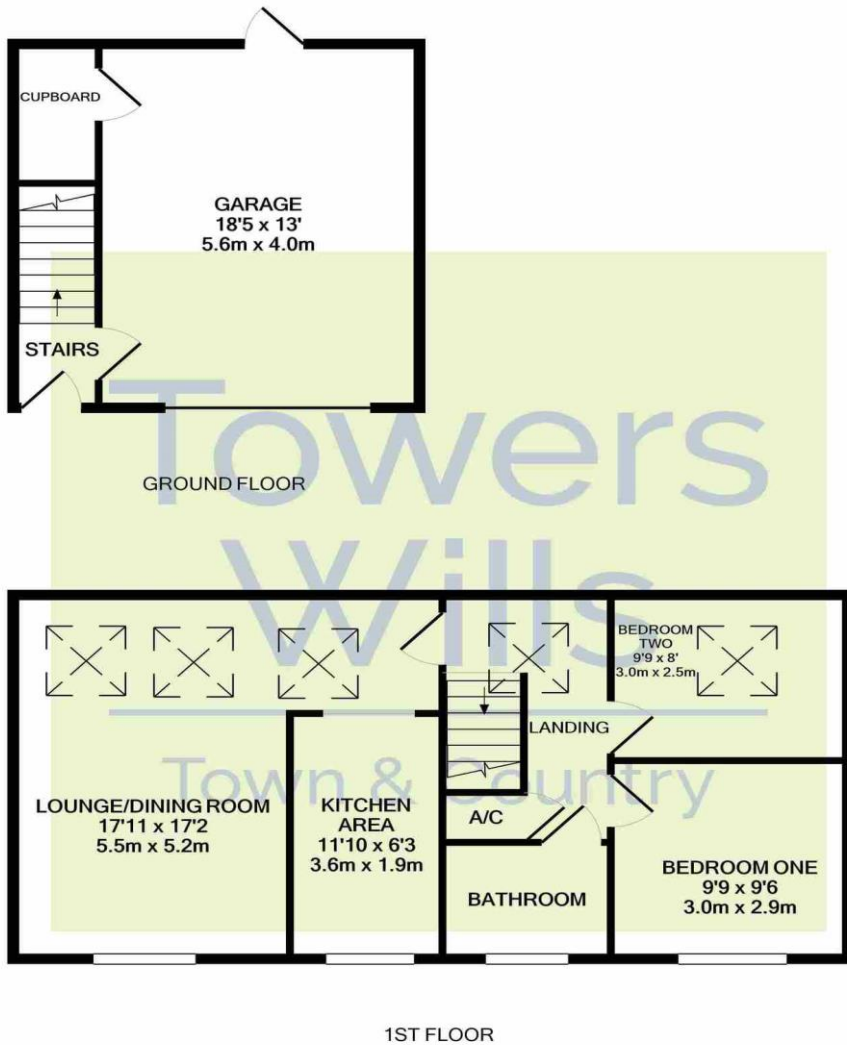
### Garage 3.96m x 5.62m - maximum measurements

With 'up and over' door, power, light, tap, under stairs storage and double glazed door leading to the rear garden.

### Rear Garden

With patio area, planted beds and low maintenance plum slate area.





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