

# Towers Wills

Town & Country

Offers in excess  
of  
£240,000



## 53 Rowan Way, Yeovil, Somerset, BA20 2NP

Towers Wills welcome to the market this spacious three bedroom family home situated in a quiet cul-de-sac position within this sought after location and in easy reach of Leonardo Helicopters, local supermarkets, amenities and primary school. The accommodation briefly comprises: storm porch, reception hall, lounge/diner, kitchen, three bedrooms, bathroom, front and rear gardens, driveway, carport and garage. NO ONWARD CHAIN.

### Key Features

- Three bedrooms
- Quiet cul de sac in sought after location
- Walking distance of Leonardo Helicopters, supermarkets & primary school
- Car port
- Garage
- No onward chain

## Storm Porch

### Reception Hallway

Door to the front, radiator and under stairs storage cupboard.

### Lounge/Diner (23'3 x 11 Max)

A spacious dual aspect living area with window to the front, double glazed patio doors opening out onto the rear garden and two radiators.

### Kitchen (9'8 x 8'8)

A well presented fitted kitchen comprising of a range of wall, base and drawer units, work surfacing with inset stainless steel sink/drainer, space for fridge/freezer, plumbing for washing machine, Worcester boiler, space for cooker with stainless steel cookerhood over, door and window to the rear garden.

### First Floor Landing

Stairs from reception hallway with airing cupboard and loft access.

### Bedroom One (12'5 x 10)

With built-in sliding mirrored wardrobes, radiator and double glazed window to the rear.

### Bedroom Two (11 x 9'2)

With double glazed window to the front and radiator.

### Bedroom Three (7' x 7')

With double glazed window to the front and radiator.

### Bathroom

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

### Outside

To the front of the property is an area laid to lawn and a substantial area of driveway and carport.

### Garage

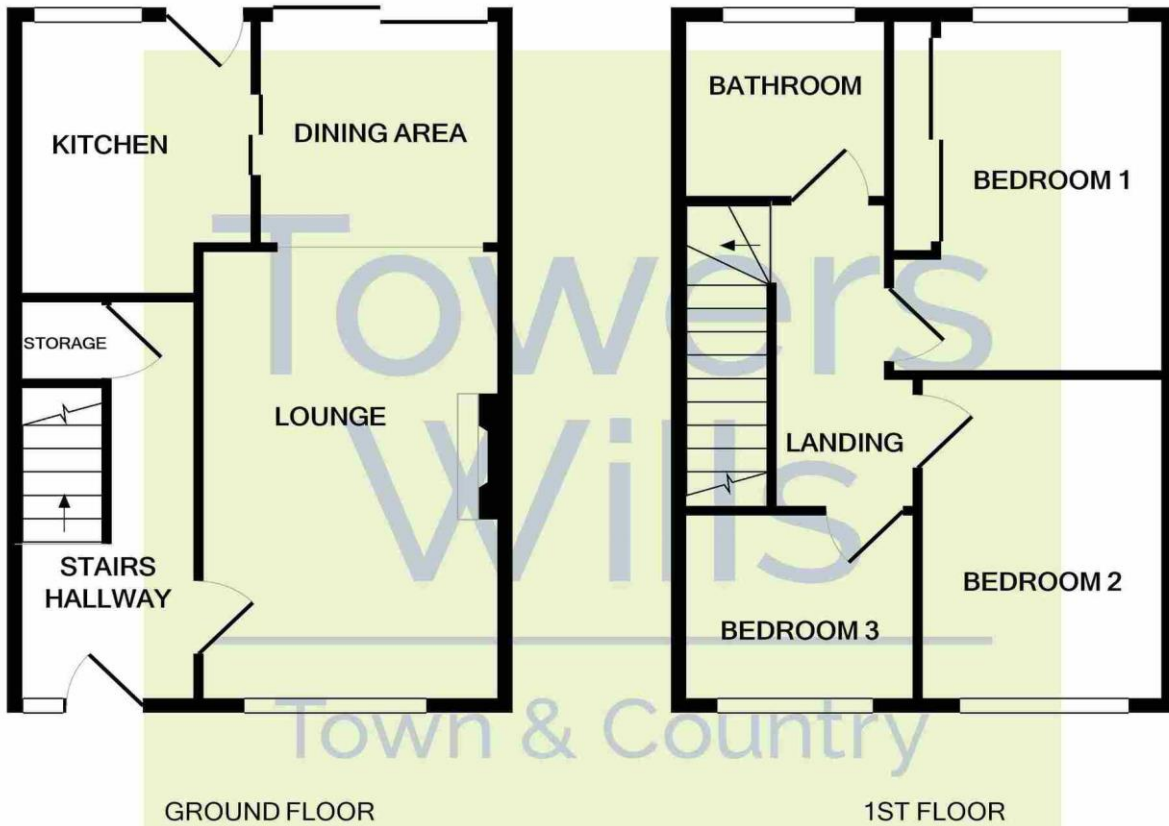
With 'up and over' door, power and light.

### Rear Garden

An enclosed rear garden which is majority laid to patio with area of stone chip borders, gated side access, outside tap and garden shed.



## 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**

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)