

# Towers Wills

Town & Country

£400,000



## 2 St. Martins Way, Yeovil, Somerset, BA20 2TP

Towers Wills are pleased to bring to market this detached family home situated in the popular Watercombe Heights area of Yeovil. Recently tenanted, the property is available now with no onward chain and benefits from driveway parking, integral garage, a good-sized rear garden, open plan lounge/diner, large kitchen, utility, downstairs cloakroom and upstairs four bedrooms with master en-suite plus family bathroom.

### Key Features

- Detached
- Four bedrooms
- Desirable location
- NO ONWARD CHAIN
- Drive and Garage
- Early viewing advised

## Storm Porch

Leading to:

## Entrance Hall

With double glazed door and window to the front, radiator and under stairs cupboard.

## Lounge/Diner

**Lounge Area 3.47m x 4.19m - maximum measurements**

Double glazed window to the front, radiator, gas fireplace and open archway leading to the dining area.

**Dining Area 3.27m x 3.37m - maximum measurements**

Radiator and double glazed door to the rear garden. Open archway to the kitchen.

**Kitchen 5.03m x 3.64m - maximum measurements**

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and half bowl sink drainer, two double glazed windows to the rear, double glazed door to the side, radiator, range style cooker with seven ring gas hob, electric oven, cookerhood over, integrated microwave, island with seating to rear and storage to front and integrated dishwasher.

**Utility 1.42m x 1.48m - maximum measurements**

Work surfacing with stainless steel one bowl sink drainer, space for washing machine and internal door to the garage.

## Downstairs Cloakroom

W.C, radiator, wash hand basin and extractor fan.

## First Floor Landing

Loft hatch and airing cupboard which includes water tank.

## Bathroom

Suite comprising bath with mixer tap shower over, wash hand basin, w.c, radiator, extractor fan and double glazed window to the side.

**Bedroom One 4.51m (plus door recess) x 3.64m - maximum measurements**

Two double glazed windows to the front, radiator, built-in wardrobe and storage area.



### **En-suite**

Suite comprising shower cubicle, wash hand basin, w.c, double glazed window to the front, heated towel rail and extractor fan.

### **Bedroom Two 3.68m x 2.87m - maximum measurements**

Radiator and double glazed window to the rear.

### **Bedroom Three 2.65m x 3.67m – maximum measurements**

Radiator and double glazed window to the rear.

### **Bedroom Four 2.59m x 2.62m - maximum measurements**

Radiator and double glazed window to the rear.

### **Outside**

#### **Front Garden**

To the front the garden is largely laid to lawn with driveway parking leading to single garage and storm porch.

#### **Garage**

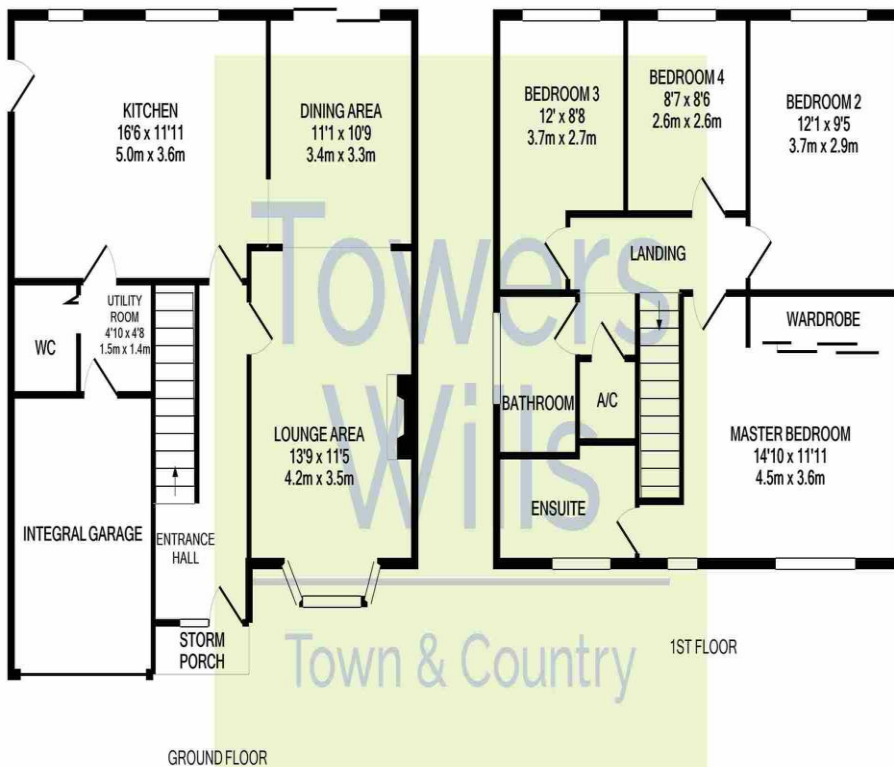
With 'up and over door', power, light and central heating boiler.

#### **Rear Garden**

The rear garden is largely laid to lawn with patio and decking area, planted beds, outside power, outside tap and gated side access.

## Floor Plan

## Energy Efficiency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   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**

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