

# Towers Wills

Town & Country

£160,000



## 28 Hillcrest Road, Yeovil, Somerset, BA21 4RA

Towers Wills are pleased to welcome to market this semi-detached home in need of some modernisation and selling with no onward chain. The property briefly comprises of; entrance hall, dual aspect lounge, conservatory, kitchen, downstairs WC and upstairs the three bedrooms and bathroom. Outside the property has a delightful rear garden, garage and off-road parking.

## Key Features

- Semi Detached
- Three bedrooms
- Shared driveway
- Garage
- NO ONWARD CHAIN

### Entrance Hall

Single glazed door to the front, double glazed window to the front, under stairs cupboard and gas wall heater.

### Lounge 3.33m x 5.69m - maximum measurements

Double glazed window to the front, double glazed patio doors leading to the conservatory and gas fireplace.

### Conservatory 3.73m x 2.32m - maximum measurements

Single glazed windows to the rear and sides plus single glazed patio door to the rear garden.

### Kitchen 2.71m x 2.84m - maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one bowl sink drainer, double glazed window to the side, single glazed door to the rear porch, space for cooker, space for washing machine, space for fridge and there is a gas water boiler.

### Rear Porch

Double glazed door to the rear garden, cupboard and door leading to downstairs w.c.

### W.C

Double glazed window to the rear and w.c.

### First Floor Landing

Double glazed window to the front and loft hatch.

### Bedroom One 3.55m x 2.81m - maximum measurements

Double glazed window to the front and cupboard.]

### Bedroom Two 3.46m x 2.67m - maximum measurements

Double glazed window to the rear.

### Bedroom Three 2.70m x 2.84m - maximum measurements

Double glazed window to the rear.

### Bathroom

Suite comprising bath with electric shower over, wash hand basin and double-glazed window to the side.

### Outside

#### Front Garden

To the front there are planted beds with driveway to the side of the property with parking for one car in front of



the garage. There is a pedestrian right of way alongside the building leading to allotments to the rear.

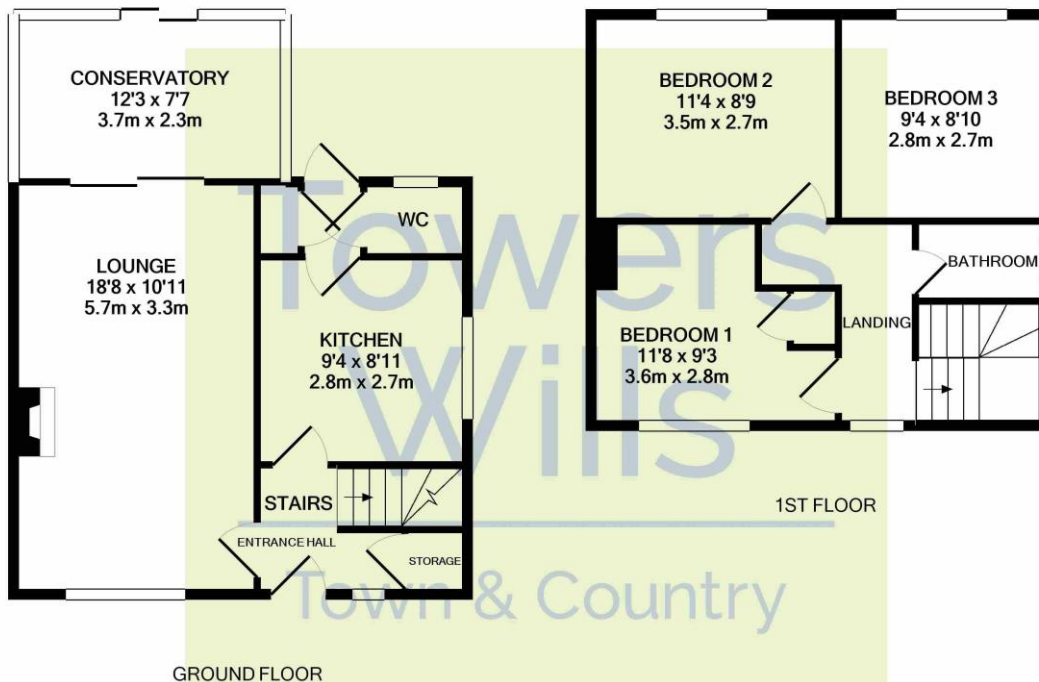
### Rear Garden

To the rear the garden is mainly laid to lawn with planted beds, greenhouse, garage, shed with power and light.

### Garage

Has an 'up and over' door, single glazed window to the side, wooden personal door to the garden and there is power and light.

### 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  
Made with Metropix ©2021

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

**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)