

Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



30, Orchard Street, Yeovil, Somerset BA20 1BB

£200,000

Towers Wills are pleased to welcome to the market this well presented mid terrace property within walking distance of the town centre and briefly comprising: hall, lounge, dining room, large kitchen, two bedrooms, large bathroom, loft room and rear garden. NO ONWARD CHAIN AND EARLY VIEWING ADVISED.

Entrance door leading into the:

Hall

With tiled floor and stairs to first floor landing.

Lounge 3.57m x 4.19m – maximum measurements to bay recess
Fitted with a feature log burner, strip timber flooring, radiator, TV point, coved ceiling and being open plan to the dining room.

Dining Room 3.61m x 3.71m - maximum measurements
Strip timber flooring, under stairs storage cupboard, radiator, window with outlook to the rear and coved ceiling.

Kitchen 2.56m x 7.50m maximum measurements
Fitted with pattern worktops and grey doors with a range of units, a sink drainer unit with mixer tap, four ring electric hob with extractor hood over, space for American style fridge freezer, double oven, space for tumble dryer, plumbing for washing machine, part tiled walls, windows with outlook to the rear and side, cupboard housing the boiler, radiator and door leading out to the side.

First Floor Landing

With staircase to the loft room.

Master Bedroom 3.47m x 4.25m plus bay recess
With two windows with outlook to the front, feature fireplace and radiator.

Bedroom Two 3.71m x 2.74m - maximum measurements
With window outlook to the rear and radiator.

Bathroom 2.57m x 3.73m
Modern bathroom with freestanding claw bath with telephone handset shower attachment, separate double shower, w.c, two sinks with mixer taps, heated towel rail, tiled floor and window with outlook to the rear.

Loft Room 3.80m x 4.24m - maximum measurements and some restricted head height
With two velux windows to the rear, radiator, eaves storage and further loft storage.

Garden

To the rear the garden is of low maintenance with gravel and lawn and is enclosed by lap panel fencing.

Agents Note

Please note that No.30 has right of way to the rear across No.28 and the current vendors have enquired about the possibility of converting the loft room into a third bedroom, subject to planning permission and building regs with a rough estimate of £3,000 - £4,000.

Key Features

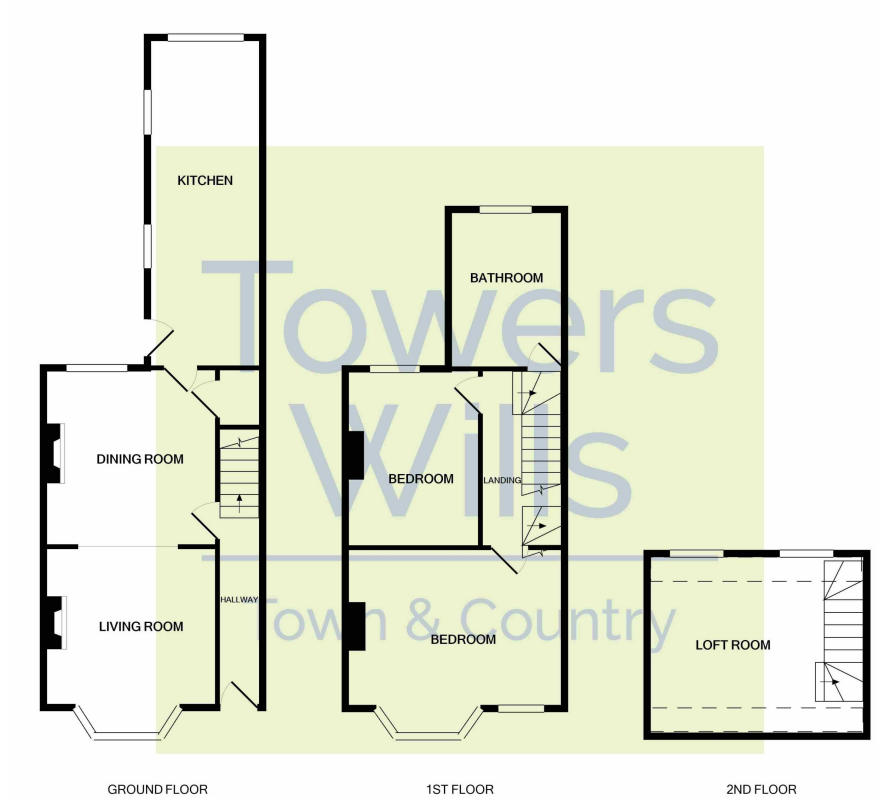
- Mid Terrace
- Two Bedrooms
- Loft Room
- In Good Condition Throughout
- Walking Distance of the Town Centre
- Ideal First Time Buy/Investment Opportunity
- Early Viewing Advised

Contact Us

Towers Wills Estate Agents - Yeovil
114, Hendford Hill
Yeovil
Somerset
BA202RF
T: 01935 577032
E: info@towerswills.co.uk



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 ©2022

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 | www.towerswills.co.uk