

# Towers Wills

Town & Country

Offers In Excess  
of  
£230,000



## 174 Hillcrest Road, Yeovil, Somerset, BA21 4RF

Towers Wills are delighted to bring to market this well-presented, semi-detached family home situated in a tucked away position and benefiting from; a good-sized lounge, kitchen/diner, separate utility and downstairs WC, family bathroom, four bedrooms including a large master bedroom to the second floor offering far reaching views to the rear of the property, enclosed rear garden with side access and storage shed (inc. power and light).

## Key Features

- Semi Detached
- Four bedrooms
- Front and rear garden
- In good condition throughout
- Wonderful family home

### **Entrance Hall**

Double glazed door to the front, radiator and double glazed window to the front.

### **Lounge Area 5.63m x 3.63m - maximum measurements**

Double glazed window to the front, radiator, under stairs cupboard and open box arch to kitchen/diner.

### **Kitchen/Diner Area 5.43m x 3.13m - maximum measurements**

Comprising of a range of wall, base and drawer units, work surfacing with one and a half bowl sink drainer, double glazed window to the rear, double glazed French doors to the rear, radiator, integrated electric hob with cookerhood over, integrated electric oven and space for fridge/freezer.

### **Utility & Downstairs W.C**

Includes central heating boiler, space for washing machine, w.c, wash hand basin, heated towel rail and extractor fan.

### **First Floor Landing**

Double glazed windows to the side and front plus a radiator.

### **Bathroom**

Suite comprising pear shaped bath with shower over, wash hand basin, w.c, double glazed window to the side, heated towel rail and extractor fan.

### **Bedroom Two 2.38m x 4.32m - maximum measurements**

Double glazed window to the front and radiator.

### **Bedroom Three 4.21m x 2.26m - maximum measurements**

Double glazed window to the rear and radiator.

### **Bedroom Four 3.37m x 2.22m - maximum measurements**

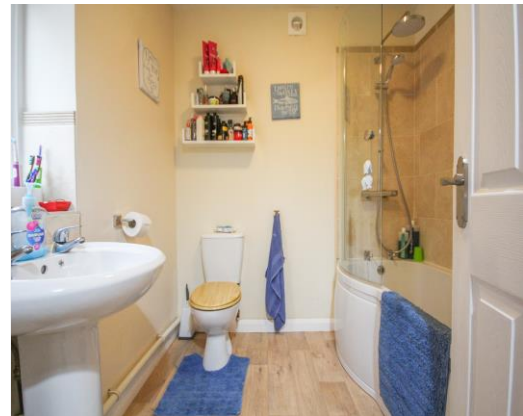
Double glazed window to the rear and radiator.

### **Second Floor Landing**

Includes double glazed window to the side.

### **Bedroom One 5.70m x 3.73m with restricted head height - maximum measurements**

Three double glazed skylights to the rear, radiator and under eaves storage.



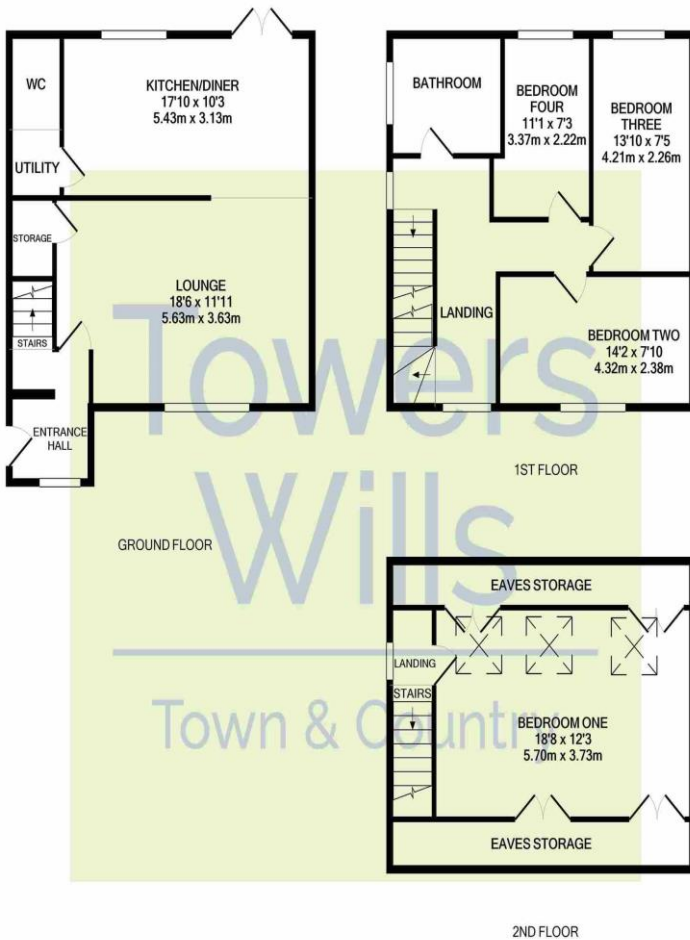
## Outside Front Garden

The front garden is largely laid to lawn with mature shrubs & trees, gated access from the front and side gated access to the rear of the property.

## Rear Garden

The rear garden is largely laid to lawn with patio area, outside power, outside tap and wooden shed. There is a concrete shed with power and light and double glazed window to the rear.

## 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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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	77   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Towers Wills**

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