

Towers Wills

Town & Country

Offers Over
£310,000



34 Drake Road, Yeovil, Somerset, BA21 5EY

Towers Wills welcome to market this well-presented family home. New in 2016, this four-bed townhouse offers a versatile living space with; kitchen/breakfast room, WC, utility, separate dining room, a large lounge with balcony to the rear, family bathroom and master en-suite. The property comes with allocated parking, garage and an enclosed rear garden and offers far reaching countryside views to the rear.

Key Features

- Town House
- Four bedrooms
- In excellent condition throughout
- Garage and parking
- Early Viewing Advised

Entrance Hall

Double glazed door to the front, radiator and under stairs cupboard.

Dining Room 4.02m x 2.80m - maximum measurements

Radiator and double glazed window to the front.

Downstairs Cloakroom

Comprising wash hand basin, w .c, radiator and extractor fan.

Kitchen/Breakfast Room 3.57m (plus door recess) x 4.17m - maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink/drainers, double glazed window to the rear, radiator, central heating boiler, integrated microwave, five ring gas hob with cookerhood over, integrated oven, integrated fridge freezer, integrated wine fridge and integrated dishwasher.

Utility 3.24m x 1.97m - maximum measurements

Radiator, stainless steel one bowl sink drainer, space for washing machine, space for dryer and double glazed door leading to the rear garden.

First Floor Landing

Double glazed window to the front and radiator.

Lounge 4.29m x 5.67m - maximum measurements

Two radiators, double glazed window to the rear and double glazed French doors leading to the balcony.

Bedroom Three 4.01m x 3.08m - maximum measurements

Radiator and double glazed window to the front.

Second Floor Landing

Airing cupboard including hot water cylinder.

Bedroom One 3.67m x 3.12m - maximum measurements

Radiator, double glazed window to the front and built-in wardrobe.

En-suite

Suite comprising shower cubicle, wash hand basin, w.c, radiator, double glazed window to the front, shaver point and extractor fan.



Bedroom Two 3.67m x 3.45m - maximum measurements

Radiator, double glazed window to the rear and loft hatch.

Bedroom Four 3.56m x 2.02m - maximum measurements

Radiator and double glazed window to the rear.

Bathroom

Suite comprising bath with mixer tap shower over, wash hand basin, w.c, radiator and shaver point.

Rear Garden

The rear garden has an AstroTurf lawn area with patio seating area, outside tap and rear gate leading to the allocated parking and garage.

Garage in a Block

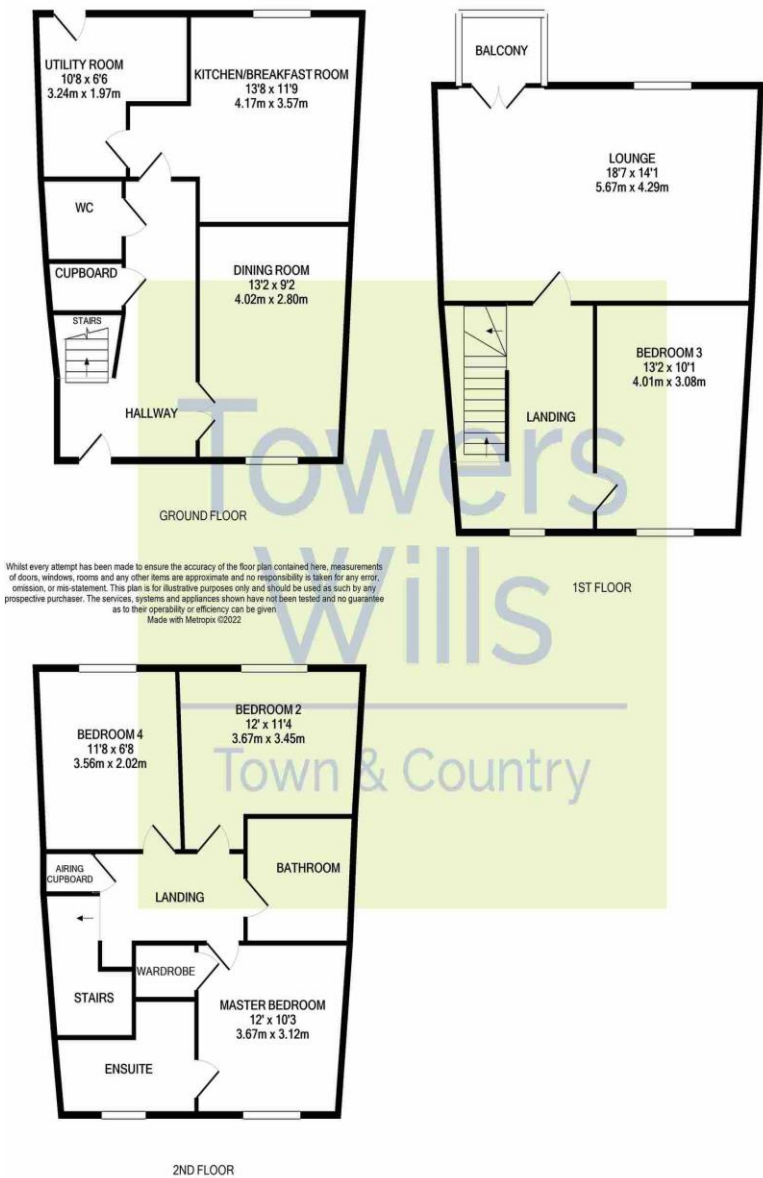
Has an 'up and over' door.

Front Garden

To the front of the property is a low maintenance plum slate bed with planted shrubs.

Floor Plan

Energy Efficiency



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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