

Towers Wills

Town & Country

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



43, Birchfield Rd, Yeovil, Somerset BA21 5RN

OIEO **£270,000**

Towers Wills are delighted to market this immaculately presented semi detached property in a popular location. The property offers spacious accommodation throughout this is one not to be missed. The open plan living along the rear of the property really makes this the heart of the home. Briefly comprising hall, WC, lounge, superb kitchen, conservatory, second sitting room, games room/play room, 3 bedrooms, master with en suite, family bathroom, good size rear garden and off road parking.

UPVC part glazed entrance door leading into the hall

Hall

With radiator and stairs to first floor landing.

Cloakroom

Fitted with close coupled WC, hand basin with part tiled splashback and extractor fan.

Lounge measurements to recess

A light room with large window outlook to the front, wall mounted gas feature fire, TV point, radiator and coved ceiling.

Kitchen

A stunning kitchen fitted with patterned worktops and white doors with a range of wall and base units and central feature island, A stainless steel sink drainer unit with mixer tap, a five ring gas hob with oven under and stainless steel extractor hood over, plumbing for dishwasher and washing machine, space for fridge/freezer, two cupboards under the stairs with room for tumble drier and two windows with outlook to the rear.

Second Sitting Room

With sliding patio door leading out to the rear and radiator.

Games Room/Play Room

With window outlook to the side and large window with outlook to the front.

Conservatory

Of brick and UPVC construction with windows outlook to the rear, radiator and double doors leading out to the garden. Landing With hatch to roof space and cupboard housing the boiler.

First Floor Landing

Bedroom One

A good size master bedroom with large window outlook to the front and radiator.

En suite

A modern suite with shower, close coupled WC, pedestal hand basin with part tiled splashback, heated towel rail, extractor fan and window with outlook to the rear.

Bedroom Two

With large window outlook to the front, built in double wardrobes and radiator.

Bedroom Three

With window outlook to the rear and radiator.

Bathroom

A luxury bathroom fitted with freestanding bath and mixer tap, separate

Key Features

- Extended Semi Detached
- 3 bedrooms
- Master En suite
- In excellent condition throughout
- Good size rear garden
- Off road parking

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

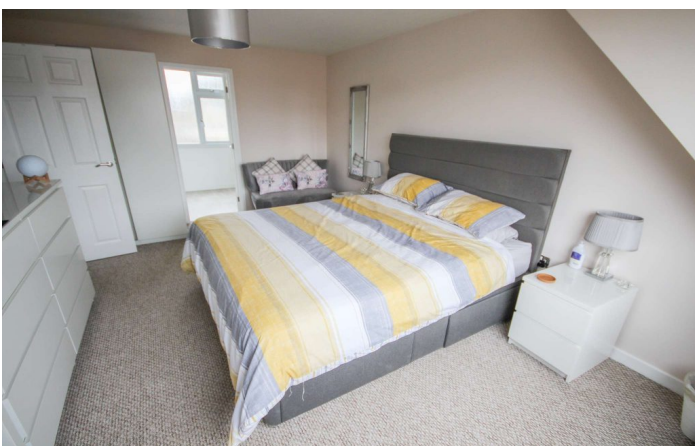
shower, close coupled WC, pedestal hand basin, mixer tap and part tiled splashback, heated towel rail and large window with outlook to the rear.

Garden

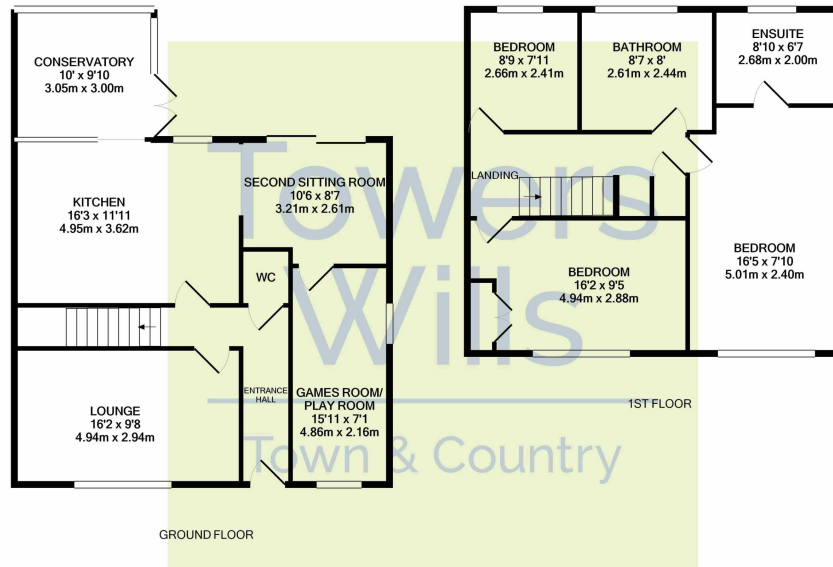
A good size level garden with patio area, decked area, mostly laid to lawn, shrubs and is enclosed by lap panel fencing.

Parking

There is off road parking to the front for three vehicles.



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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