

Towers Wills

Town & Country

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39, Montacute Road, Yeovil, Somerset BA22 8FH

Offers Over £220,000

This well-presented family home situated on the desirable western side of Yeovil, close to a local primary school and less than a mile to local superstore. The property benefits from an open plan ground floor kitchen/lounge, downstairs WC, two bedrooms and family bathroom to first floor and the master bedroom to the second floor. A southerly facing rear garden and allocated parking for two vehicles finish this delightful home which was new in 2018 and therefore still retains circa 6 years NHBC warranty.

Entrance Hall

Door to the front and radiator.

Open Plan Kitchen/Lounge Area Total dimensions 6.68m x 2.63m – plus recess

Double glazed window to the front, double glazed French doors to the rear garden, two radiators, under stairs storage and door leading to downstairs cloakroom.

Kitchen Area

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one bowl sink drainer, space for washing machine, radiator, central heating boiler, integrated gas hob and electric oven with cookerhood over and breakfast bar.

Downstairs W.C

Wash hand basin, w.c, radiator and extractor fan.

First Floor Landing

Bedroom Two 2.38m x 3.65m

Double glazed window to rear and radiator.

Bathroom

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

Bedroom Three 3.08m x 1.70m (L-shape) – maximum measurements

Two double glazed windows to the front, built-in store cupboard and radiator.

Second Floor Landing

Includes a cupboard.

Master Bedroom 4.74m x 2.64m – maximum measurements

Two double glazed skylights to the front, one double glazed skylight to the rear, radiator, loft hatch and built-in storage.

Outside

To the front of the property there is an outside tap.

Rear Garden

The rear garden is largely laid to lawn with patio area, shed and rear gate leading to the parking area.

Parking Area

There are two allocated parking spaces.

Key Features

- Terraced Property
- Three Bedrooms
- Open Plan Kitchen / Lounge
- Southerly Facing Rear Garden
- Two Allocated Parking Spaces
- Remaining NHBC Warranty

Contact Us

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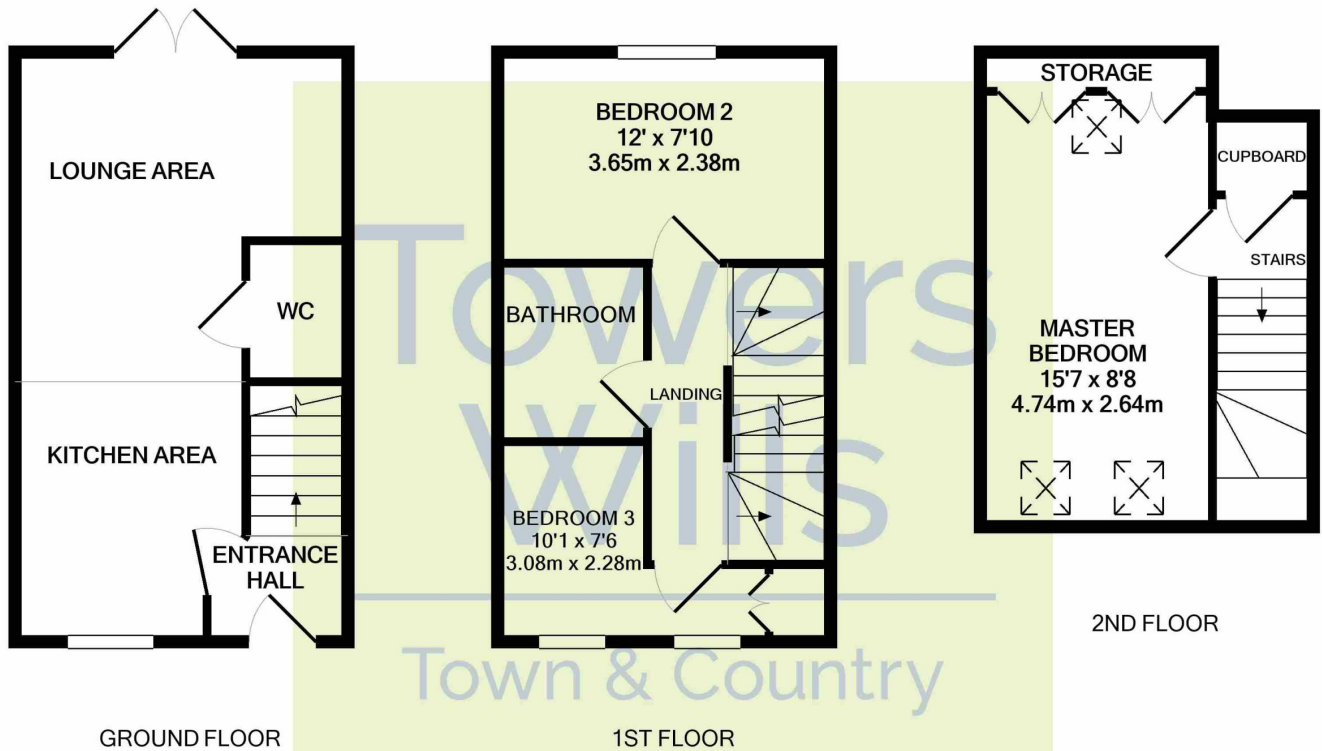
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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan



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