

Towers Wills

Town & Country

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



55, Montacute Road, Yeovil, Somerset BA22 8FH

OIEO £230,000

Towers Wills are pleased to welcome to market this well-presented home on sought after western side of Yeovil. New in 2018, the property benefits from circa 6 years remaining on its NHBC warranty's and briefly includes downstairs WC, kitchen/diner, separate lounge, family bathroom, three bedrooms with master en-suite. The property has a south facing rear garden and allocated parking.

Entrance Porch 1.64m x 1.14m – maximum measurements
Radiator and door to the front.

Lounge 4.47m x 3.60m – maximum measurements
Radiator, double glazed window to the front and under stairs storage.

Downstairs W.C
Wash hand basin, w.c, radiator and extractor fan.

Kitchen Diner 3.60m x 2.66m – maximum measurements
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Comprising of a range of wall, base and drawer units, work surfacing with inset stainless steel one bowl sink drainer, radiator, double glazed window to the rear, double glazed French doors to the rear garden, extractor fan, space for washing machine, central heating boiler, integrated electric hob with cookerhood over, integrated electric oven and space for fridge freezer.

First Floor Landing
Radiator.

Bathroom
Suite comprising bath, wash hand basin, w.c, double glazed window to the side, extractor fan and heated towel rail.

Bedroom Two 3.21m x 3.61m – maximum measurements
Radiator and two double glazed windows to the front.

Bedroom Three 3.64m x 2.70m – maximum measurements
Radiator and double glazed window to the rear.

Second Floor Landing
Includes storage cupboard.

Master Bedroom 2.59m x 5.05m – maximum measurements (partial restricted head height)
Radiator, double glazed window to the front and loft hatch.

En-suite
Suite comprising shower cubicle, wash hand basin, w.c, double glazed skylight to the rear and heated towel rail.

Rear Garden
The rear garden is laid to gravel for low maintenance and there is a rear gate leading to the allocated driveway parking.

Driveway Allocated Parking
There is allocated parking for two cars in tandem.

Key Features

- End of Terrace
- Three Bedrooms
- En-suite
- Rear Garden
- Drive
- NHBC Warranty

Contact Us

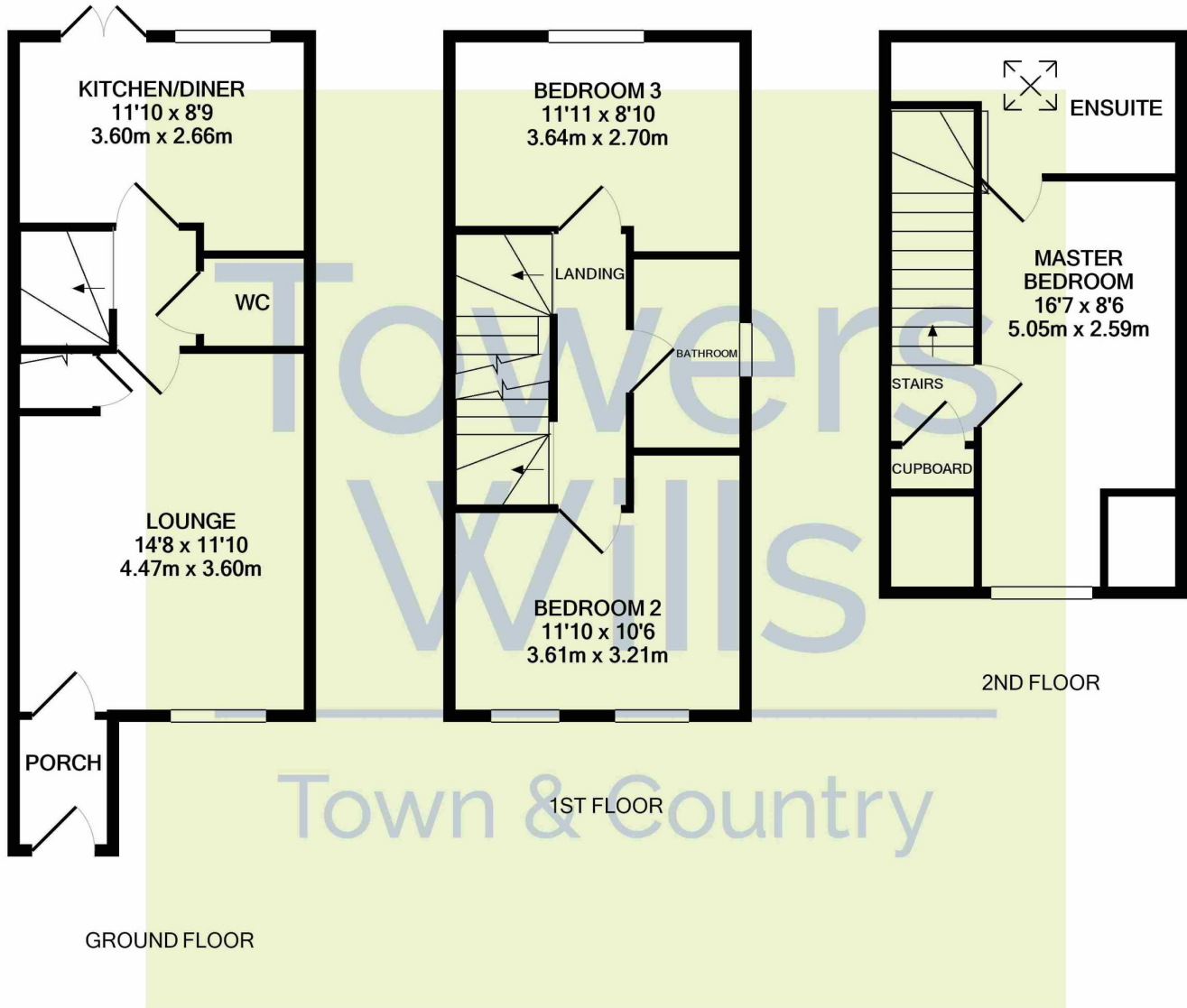
**Towers Wills Estate
Agents - Yeovil**
114, Hendford Hill
Yeovil
Somerset
BA202RF
T: 01935 577032
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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