

# Towers Wills

Town & Country

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



17, Richmond Rd, Yeovil, Yeovil BA20 1BA

Guide Price **£265,000**

Towers Wills are pleased to welcome to the market this three/four bedroom semi-detached home with driveway parking and rear gardens. The property offers vast amount of accommodation throughout and plenty of storage. The property in current ownership has been extended to the side and rear, creating even more ground floor accommodation. The property briefly comprises of living room, kitchen, diner, wc, three/ four bedrooms, two reception rooms, utility, family bathroom, low maintenance gardens and driveway parking.

## Entrance Porch

Porch area perfect for coats and boots and access into hallway

## Hallway

Giving access to all ground floor accommodation and stairs rising to first floor

## Open Plan Living/Dining area

### Living Room

With large bay window to the front, creating a wealth of light, wooden flooring throughout, with feature fireplace and radiator

### Dining Area

Space for six seater dining table, radiator, wooden flooring throughout, access to kitchen and double doors to family room

### Kitchen

With plenty of wall and base unit, stainless steel sink, space for cooker and extractor fan, space for slim line dishwasher, space for free standing fridge/freezer, window to the side and side door out to the rear.

### Family Room

A good size second reception room with much versatile use, with double doors and windows to the rear and access into the utility

### Utility Room

housing the Valliant gas combination boiler, WC, sink, tiled floor, window to the rear and space for tumble dryer/washing machine.

### Bedroom Four/Study

A recent extension on the side of property creating a further reception/bedroom/study, a very versatile space which can be used in many ways.

### First Floor Landing

Giving access to all bedrooms, family bathroom, over stairs storage cupboard with loft access. Loft is partially loose boarded with light and loft ladder.

### Master bedroom

Large bay window to the front, double glazed window, radiator, built in wardrobes.

### Bedroom Two

Radiator, double glazed window to the rear overlooking the garden and space for storage

### Bedroom Three

Window to the front with radiator

### Bathroom

WC, Sink, bathroom with shower unit over, window to the rear, heated

## Key Features

- Semi-detached
- Three/Four Bedrooms
- Versatile Accommodation
- Driveway Parking
- Front and Rear Gardens
- Close to Local Amenities

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

towel rail and tiled surround.

## **Outside**

### **Front Garden**

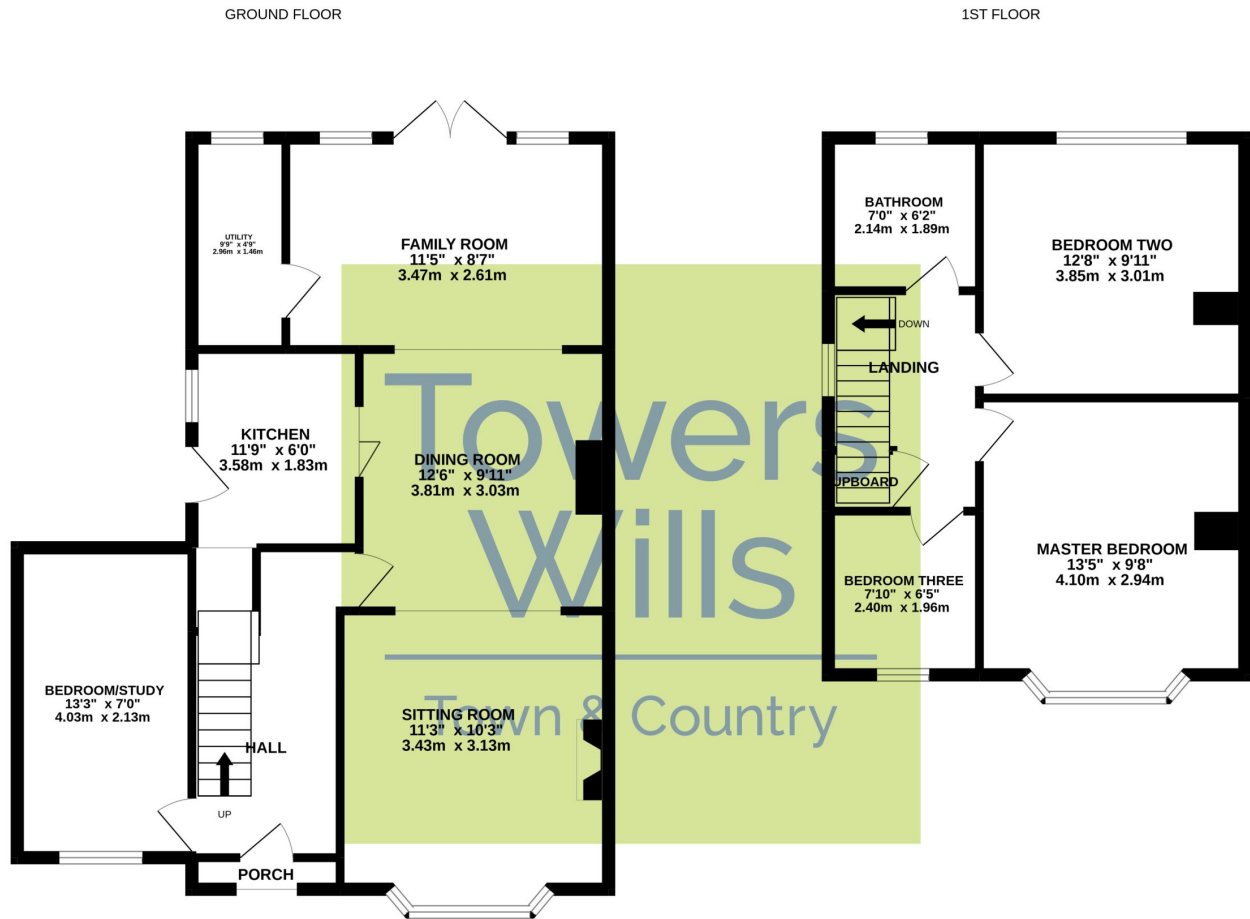
To the front of the property is driveway parking for 3 cars and side gated access around to the rear. Outside tap, lights to the front, side and rear of the property.

### **Rear Garden**

To the rear of the property is a low maintenance garden with astro lawn, storage shed, patio area abutting the rear of the property, perfect for alfresco dining and enjoying the last of the summer sun.



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2022

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view

**Towers Wills**

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)