

Towers Wills

Town & Country

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



24, Biddlesden Road, Yeovil, Somerset BA21 3UX

Guide Price £375,000

Towers Wills welcome to market this detached family home in the popular Abbey Manor Park, a short distance from Oak Tree Park, the sought-after Preston Primary School and local amenities. Situated in a cul-de-sac, the property includes; off-road parking, garage, low maintenance rear garden, lounge, separate dining room, kitchen, utility, downstairs cloakroom, four bedrooms (including master en-suite) and family bathroom.

Entrance Hall

Double glazed door to the front and radiator.

Lounge 6.32m x 3.58m – maximum measurements

Double glazed window to the front, two radiators and double glazed French doors to the rear garden.

Dining Room 2.64m x 3.77m - maximum measurements

Double glazed window to the front and radiator.

Kitchen & Utility Area

Kitchen Area 4.62m x 3.52m

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, double glazed window to the side, integrated double electric oven, gas hob with cookerhood over, space for dishwasher, space for fridge freezer and under stairs cupboard.

Utility Area

Radiator, space for washing machine, space for dryer and double glazed door to the rear.

Downstairs W.C

Includes w.c, wash hand basin, radiator and double glazed window to the rear.

First Floor Landing

Double glazed window to the rear, radiator, loft hatch and airing cupboard which includes the water and central heating system.

Bathroom

Suite comprising bath with mixer tap shower, wash hand basin, w.c, double glazed window to the front, radiator and extractor fan.

Bedroom One 3.43m x 4.07m - maximum measurements

Double glazed window to the front and radiator.

En-suite

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

Bedroom Two 3.57m x 2.91m - maximum measurements

Double glazed window to the side, radiator and double built-in wardrobe.

Bedroom Three 2.55m (plus door recess) x 2.72m - maximum measurements

Double glazed window to the front, radiator and built-in single wardrobe.

Bedroom Four 3.42m x 2.16m

Double glazed window to the side and radiator.

Outside

To the front of the property there is driveway parking leading to the single

Key Features

- Abbey Manor Park
- Detached Family Home
- Four Bedrooms
- En-suite
- Garage
- Off Road Parking
- Low Maintenance Rear Garden

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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

garage.

Single Garage

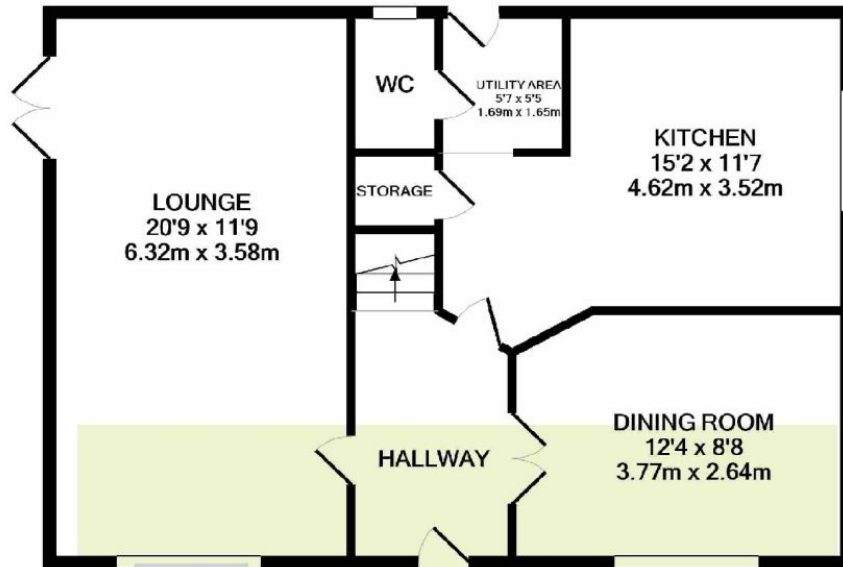
With 'up and over' door, power, light and double glazed personal door leading to the rear garden.

Rear Garden

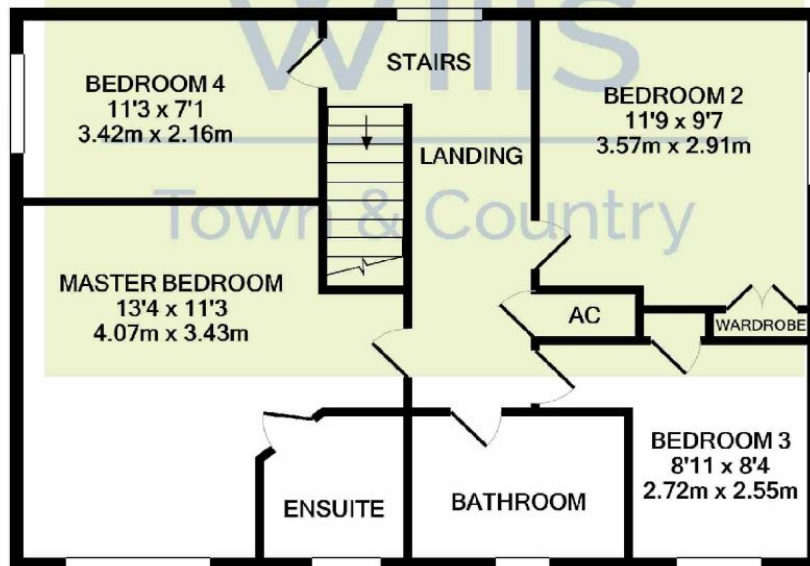
The rear garden is laid to patio with gravel area for low maintenance and raised planted beds, rear gate to the driveway and outside tap.



Floor Plan



GROUND FLOOR



1ST FLOOR

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
 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 | www.towerswills.co.uk