



72, Great Mead, Yeovil, Somerset BA21 5BP

Offers Over **£260,000**

Towers Wills are pleased to bring to market this well-presented townhouse on the outskirts of the popular Wyndham Park Estate. New in 2015, this modern three-bed family home includes allocated parking for two, downstairs WC, kitchen and family/dining area. To the first floor the lounge, bathroom and bedroom with a further two bedrooms and ensuite on the second floor.

Entrance Hall

Double glazed door to the front and radiator.

Utility Cupboard

With space for washing machine, space for dryer, central heating boiler and extractor fan.

Study 2.43m x 1.96m

Radiator and double glazed window to the front.

Downstairs W.C

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

Kitchen/Diner 4.17m x 7.47m – maximum measurements

Dining Area

Two radiators, under stairs cupboard, double glazed windows and French doors to the rear garden.

Kitchen Area

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, space for dishwasher, integrated six ring gas hob with cookerhood over, integrated double electric oven and space for fridge freezer.

First Floor Landing

Radiator and stairs leading to the second floor.

First Floor Lounge 3.34m x 4.15m

Two radiators and two double glazed windows to the rear.

Bathroom

Suite comprising bath, wash hand basin, w.c, extractor fan and heated towel rail.

Bedroom Three 4.15m x 3.01m – maximum measurements

Radiator and two double glazed windows to the front.

Second Floor Landing

Includes loft hatch and airing cupboard which includes the tank.

Bedroom One 3.34m x 3.59m plus wardrobe

Radiator and two double glazed windows to the rear.

En-suite

Suite comprising shower cubicle, wash hand basin, w.c, extractor fan, heated towel rail and door to the landing.

Bedroom Two 2.98m x 4.16m – maximum measurements

Radiator, two double glazed windows to the front and freestanding wardrobe included.

Rear Garden

Key Features

- Well Presented Townhouse
- Three Bedrooms
- En-suite
- Popular Wyndham Park Development
- Allocated Parking
- Rear Garden

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

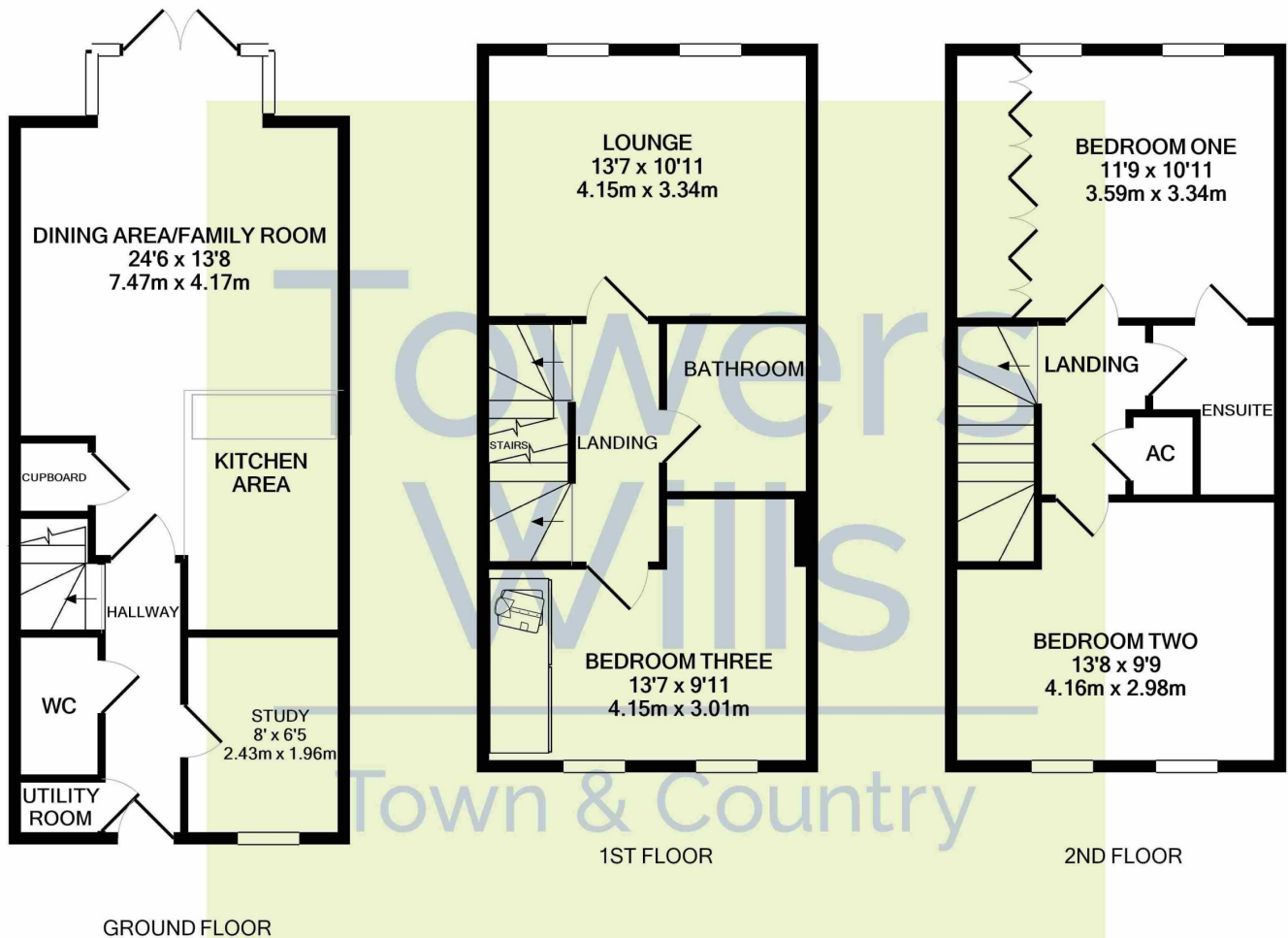
To the rear there is an area of Astroturf, patio area, outside tap, storage shed and rear gate leading to allocated parking for two vehicles in tandem.

Agents Note

The vendor has advised Towers Wills that the property is subject to a £55 per 6 months maintenance charge to cover communal areas of Wyndham Park and that there is a Tado smart heating system with a thermostat in the downstairs hall and a separate thermostat in the master bedroom. In the remaining two bedrooms and lounge there are smart thermostatic valves on the radiators (this allows temperatures to be adjusted per room throughout the property).



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

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