

Towers Wills

Town & Country

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139, Roe Avenue, Yeovil, Somerset BA22 8SD

Guide Price **£325,000**

Towers Wills welcome to the market this extended family home situated in a sought-after location within Houndstone. The extended accommodation comprises; reception hallway, cloak w.c, modern open plan kitchen diner, living room, versatile large second reception room, four bedrooms, en-suite, bathroom, enclosed rear garden and driveway.

Reception Hallway

Door to the front and radiator.

Living Room

With window to the rear and electric fire.

Kitchen Diner

A modern fitted kitchen comprising of a range of wall, base and drawer units, work surfacing with sink/drainers, integrated electric oven, integrated electric hob with cookerhood over, window to the front and being open plan to the dining area.

Dining Area

With ample room for table and chairs and double doors opening out into the rear garden.

Cloak W.C

Comprising w.c, wash hand basin with tiling to splashback and window to the rear.

Utility Room

Comprising of wall and base units, work surfacing with sink/drainers, plumbing for washing machine, space for tumble dryer, tiling to splashback, radiator, tiled floor and window and door to the rear garden.

Reception Room Two

A versatile dual aspect reception room; perfect as a large play room/family room with window to the front and door to the rear garden.

First Floor Landing

Stairs from reception hall, window to the front and loft access.

Bedroom One

Window to the rear, built-in wardrobes, radiator and door to en-suite.

En-suite

Comprising of shower cubicle, wash hand basin, w.c, window to the front and radiator.

Bedroom Two

Window to the rear, built-in wardrobe and radiator.

Bedroom Three

Window to the rear, built-in wardrobes and radiator.

Bedroom Four

Window to the front and radiator.

Bathroom

Suite comprising of bath with shower over, wash hand basin with vanity unit under, w.c, two windows to the front and radiator.

Outside

Key Features

- Two Reception Rooms
- Four Bedrooms
- Master En-suite
- Driveway
- Enclosed Rear Garden

Contact Us

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Energy Efficiency

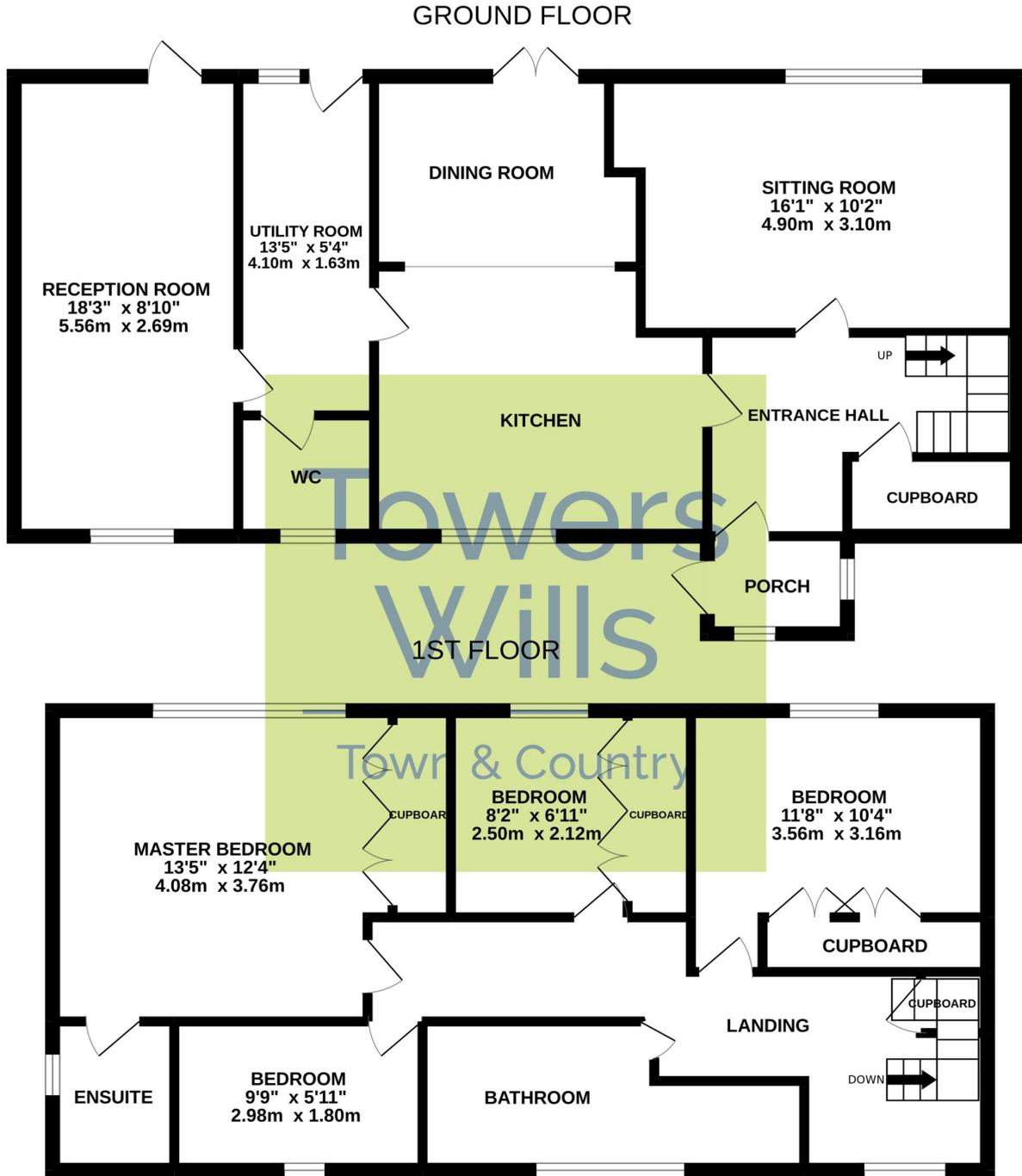
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

To the front of the property is an area of driveway providing ample off road parking and an area of front garden laid to lawn.

To the rear of the property is a low maintenance garden with artificial grass, decked area, area laid to patio, outside tap and gated side access.



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.
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