

Towers Wills

Town & Country

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



44, Rivers Road, Yeovil, Somerset BA21 5RJ

£375,000

Towers Wills welcome to the market this stunning four bedroom semi-detached family home situated in a quiet position where viewing is strongly advised to fully appreciate this beautiful home. The property briefly comprises; reception hallway, living room, feature open plan kitchen diner/family room, conservatory, cloak w.c, utility room, four bedrooms, en-suite, bathroom, driveway, garage, front and rear gardens.

Reception Hallway

With door to the front and radiator.

Living Room

A spacious family living area with window to the front, under stairs storage cupboard and radiator.

Kitchen Diner/Family Room

A true selling feature of this home must be this open plan kitchen diner/family room, perfect for entertaining with family and friends. A quality fitted kitchen comprising of a range of wall, base and drawer units, Quartz work surfacing, central island with Quartz worktop, integrated Neff induction hob, breakfast bar, under mounted sink with Quartz splashback, integrated dishwasher, Kenwood integrated double electric oven, space for microwave, radiator, TV point, double larder cupboard, lantern, bi-fold doors opening out onto the rear garden, door through to the conservatory and a feature partition wall fish tank.

Conservatory

With wood burning stove, radiator, windows to the rear, double doors opening to the rear garden and door to the utility room.

Utility Room

With wall, base and drawer units, work surfacing, space for washing machine, space for tumble dryer, Worcester boiler, radiator and door to the front of the property.

W.C

Comprising w.c and wash hand basin.

First Floor Landing

Stairs from reception hallway and loft access.

Bedroom One

Window to the front, radiator and door to en-suite.

En-suite

Comprising shower cubicle, wash hand basin, w.c, heated towel rail, window to the rear and airing cupboard.

Bedroom Two

Window to the front and radiator.

Bedroom Three

Window to the rear and radiator.

Bedroom Four

Window to the front and radiator.

Bathroom

A luxurious re-fitted suite comprising of bath with whirlpool jets and shower over, wash hand basin with vanity unit under, w.c, tiling, heated

Key Features

- Semi-detached
- Four Bedrooms
- Master En-suite
- Driveway & Garage
- Front & Rear Gardens

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: info@towerswills.co.uk

towel rail and window to the rear.

Outside

To the rear of the property is an area of composite decking for summer entertaining and a pathway leading to a further area of decking, stone chipped area, feature garden pond, wood store and a bar.

Bar 3.62m x 3.57m

With power and light.

Front Garden

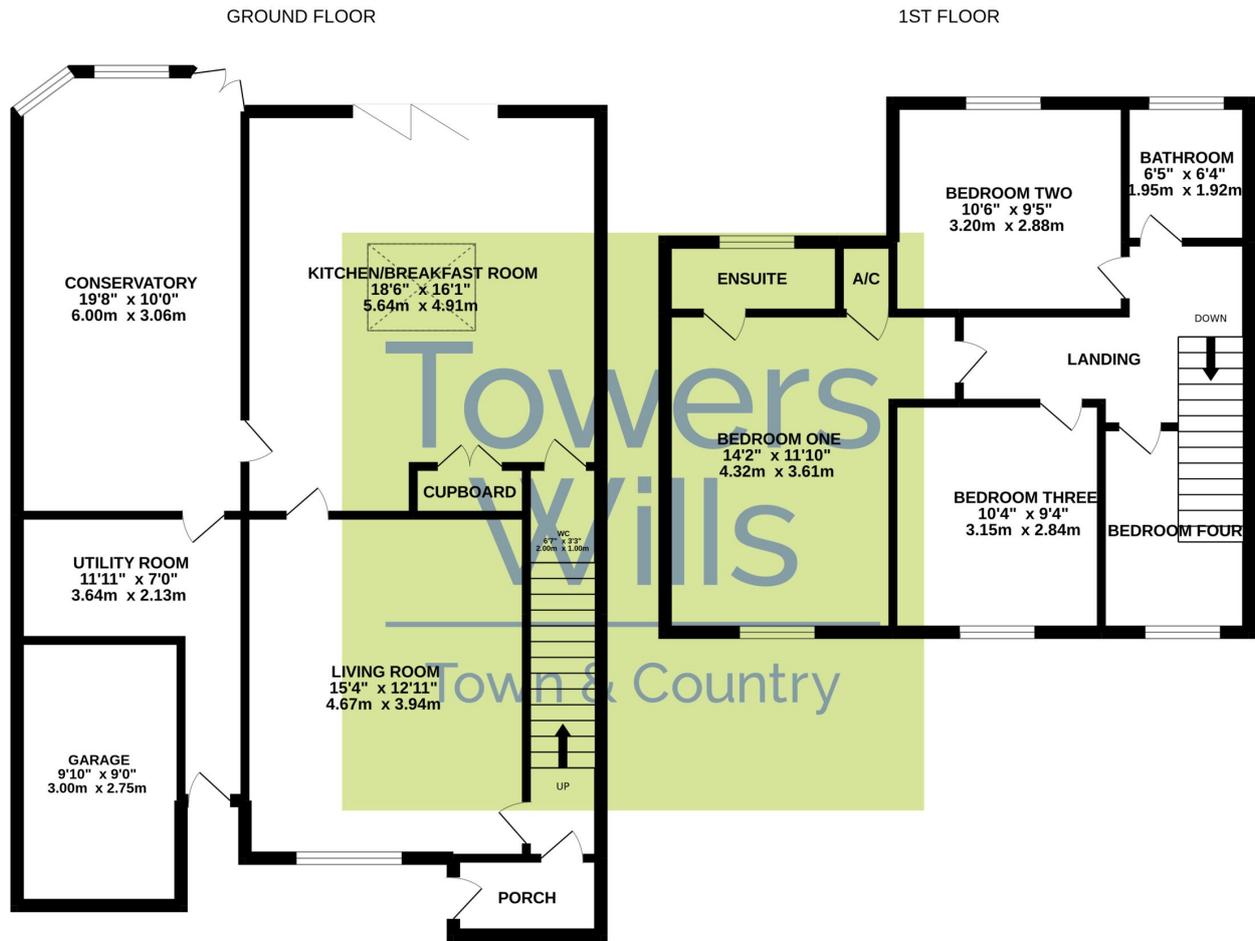
To the front of the property is a driveway providing off road parking for two vehicles and an area of garden laid to stone chip with shrub borders.

Garage 3.00m x 2.75m

With 'up and over' door, power and light.



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 | www.towerswills.co.uk