

Towers Wills

Town & Country

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



22, Hood Road, Yeovil, Somerset BA21 5EN

Offers Over **£220,000**

Towers Wills welcome to market this terraced home situated on the popular Wyndham Park. An ideal first time buy or buy to let, the property benefits off-road parking, garage, downstairs WC, kitchen/diner, separate lounge, three bedrooms with master ensuite and family bathroom.

Entrance Hall

Double glazed door to the front and radiator.

W.C

With wash hand basin, w.c, extractor fan, radiator and double glazed window to the front.

Lounge 4.59m x 5.42m – maximum measurements

Double glazed window to the front, two radiators and stairs rise to the first floor.

Kitchen/Diner 2.99m x 4.59m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one bowl sink drainer, double glazed window to the rear, double glazed French doors to the rear garden, radiator, under stairs storage cupboard, space for fridge/freezer, space for washing machine, space for dishwasher, integrated gas hob with cooker hood over, integrated electric oven and central heating boiler.

First Floor Landing

Loft hatch and cupboard.

Bedroom One 4.24m x 2.59m – maximum measurements

Double glazed window to the front and radiator.

En-suite

Comprising shower cubicle, wash hand basin, w.c, shaver point and extractor fan.

Bedroom Two 2.60m x 3.10m – maximum measurements

Double glazed window to the rear and radiator.

Bedroom Three 1.95m x 2.67m – maximum measurements

Double glazed window to the front and radiator.

Bathroom

Suite comprising bath, wash hand basin, w.c, double glazed window to the rear and extractor fan.

Rear Garden

To the rear is a low maintenance rear garden with gravel areas, patio areas, wooden shed, outside power, outside tap and rear gate leading to the parking/garage.

Garage

With 'up and over' door and two parking spaces in tandem.

Agents Note

The vendor has advised Towers Wills of an estate maintenance charge of c. £54 per 6 months.

Local Authority

South Somerset District Council: Council Tax - Band C

Key Features

- Terraced Home
- Wyndham Park Development
- Three Bedrooms
- Master En-suite
- Off Road Parking & Garage
- No Chain

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill
Yeovil

Somerset

BA202RF

T: 01935 577032

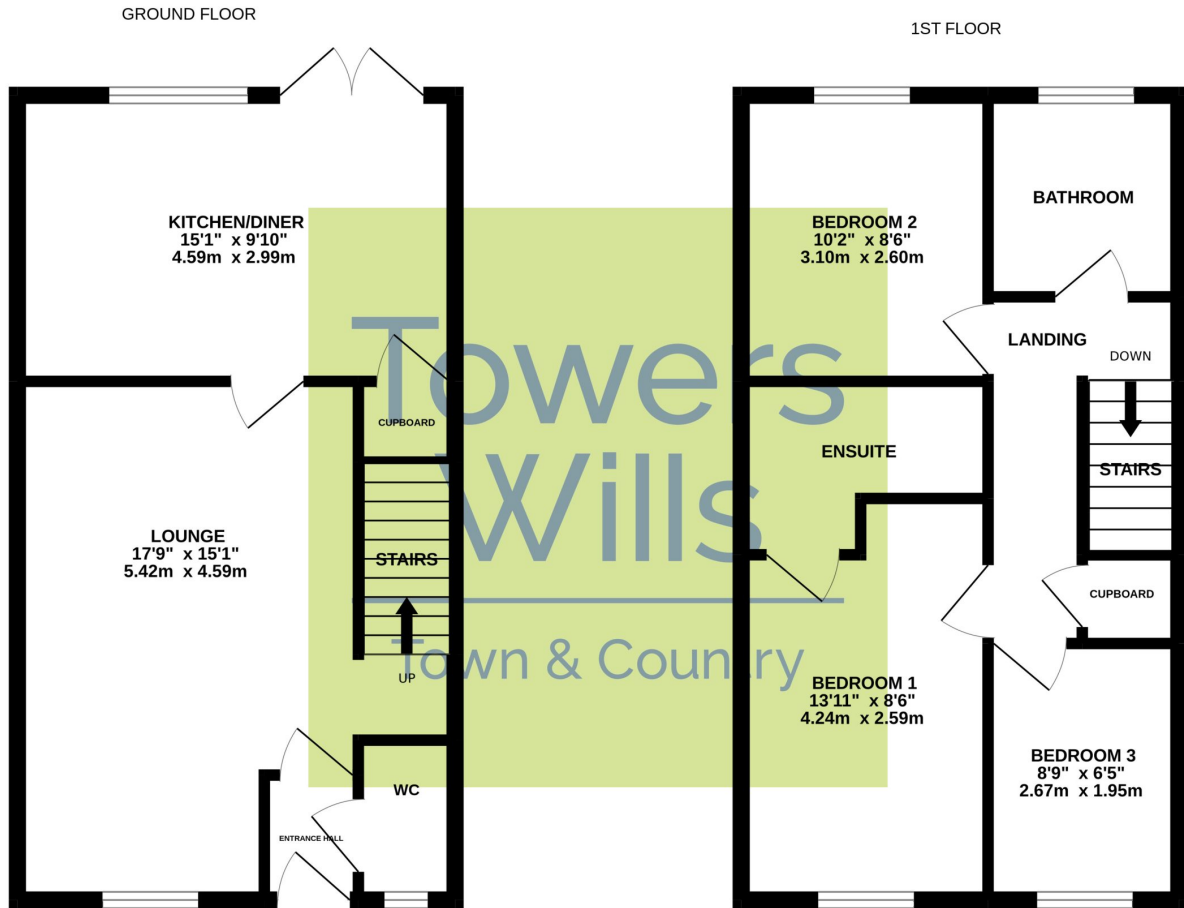
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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