

# Towers Wills

Town & Country

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**23, Orchard Street, Yeovil, Somerset BA20 1BB**

**Guide Price £190,000**

Towers Wills are delighted to bring to market this very well-presented Victorian terrace situated close to the centre of Yeovil. The property has been renovated by the current owner and benefits from; lounge with bay window, dining room, modern kitchen, three bedrooms (two double), family bathroom and a large rear garden.

## Entrance Hall

Double glazed door to the front and radiator.

## Lounge 3.82m x 3.47m – maximum measurements

Double glazed bay window to the front, radiator and feature fireplace.

## Dining Room 3.59m x 3.77m – maximum measurements

Double glazed window to the rear, radiator and under stairs cupboard.

## Kitchen 5.09m x 2.54m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one bowl sink drainer, double glazed windows to the rear and side, double glazed door to the side, radiator, space for fridge freezer, space for washing machine, integrated gas hob with cookerhood over, integrated electric oven and gas central heating boiler.

## First Floor Landing

### Bedroom One 3.20m x 4.56m – maximum measurements

Two double glazed windows to the front, feature fireplace and radiator.

### Bedroom Two 3.76m x 2.76m – maximum measurements

Double glazed window to the rear and radiator.

### Bedroom Three 2.36m x 2.56m

Double glazed window to the rear.

## Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, double glazed window to the side, heated towel rail and extractor fan.

## Rear Garden

The rear garden is largely laid to lawn with a small patio area.

## Local Authority

South Somerset District Council

Council Tax - Band B

## Key Features

- Well Presented
- Victorian Terrace
- Three Bedrooms
- Two Reception Rooms
- Large Rear Garden

## Contact Us

### Towers Wills Estate Agents - Yeovil

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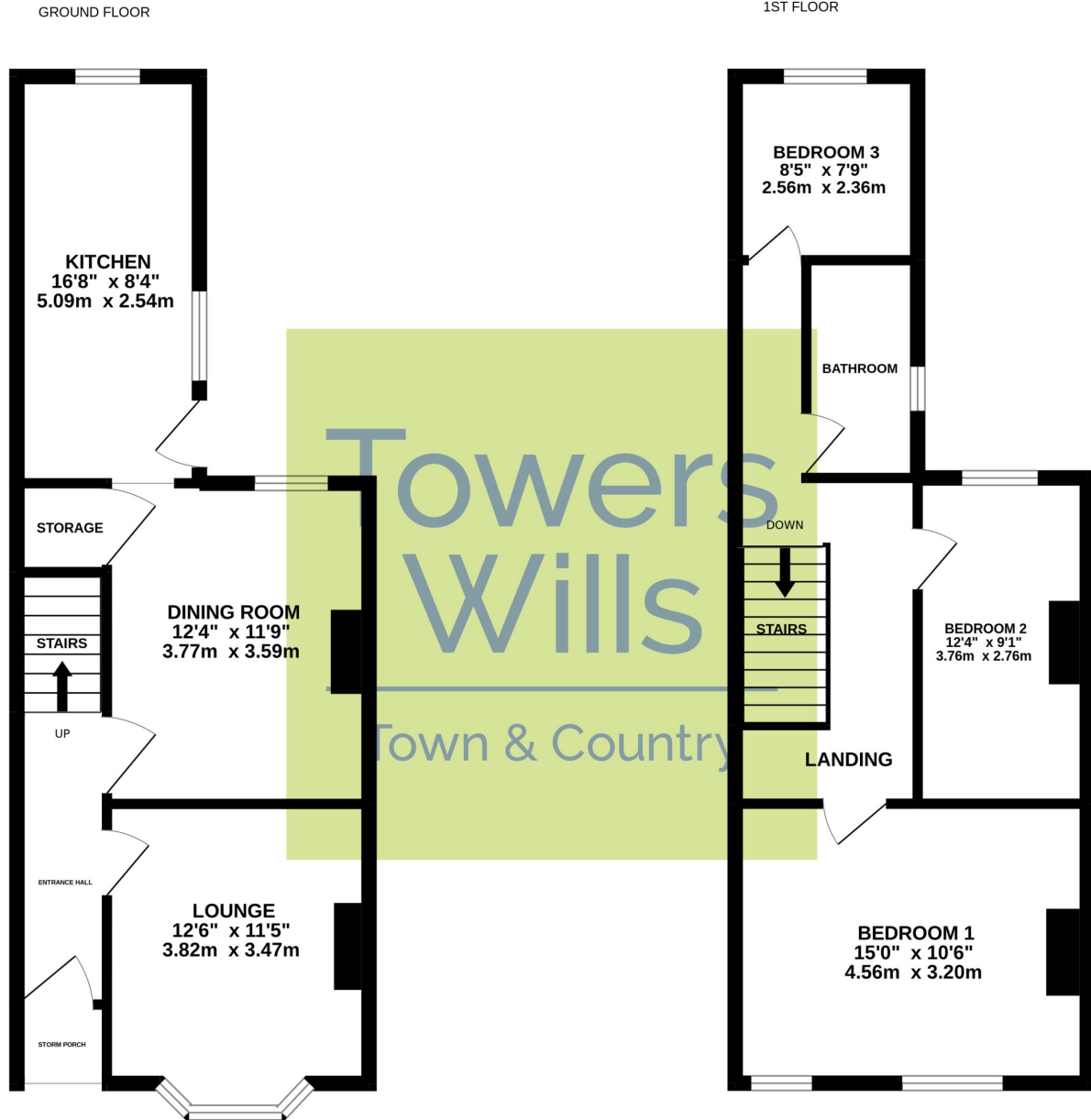
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   c
55-68	D	61   d	
39-54	E		
21-38	F		
1-20	G		



# Floor Plan



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**Towers Wills**

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