

Towers Wills

Town & Country

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5, Hobby Way, Yeovil, Somerset BA22 8FF

Offers Over **£250,000**

Towers Wills are pleased to present this modern home situated in a tucked away position on the Augusta Park Estate. New in 2017, this leasehold mid-terraced family home benefits from large lounge, downstairs WC, kitchen/diner, low maintenance rear garden, three bedrooms with master ensuite and a family bathroom. The property comes with a garage with parking for two in tandem. For more information and to arrange a viewing, please contact Towers Wills.

Entrance Hall

Double glazed door to the front and radiator.

W.C

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

Lounge 4.58m x 5.35m – maximum measurements plus recess

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

Kitchen/Diner 2.98m x 4.55m – maximum measurements

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

First Floor Landing

With loft hatch and cupboard.

Bathroom

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

Bedroom One 2.53m x 3.68m – maximum measurements

Double glazed window to the front, radiator and built-in wardrobe.

En-suite

Comprising shower cubicle, wash hand basin, w.c, extractor fan and heated towel rail.

Bedroom Two 2.54m x 3.12m – maximum measurements

Double glazed window to the rear and radiator.

Bedroom Three 2.81m x 1.96m – maximum measurements

Double glazed window to the front and radiator.

Garage

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

Rear Garden

There is a low maintenance patio area with outside power and tap and side gate to the garage and parking.

Front Garden

To the front of the property is a low maintenance slate border.

Agents Note

This property is currently leasehold, although the vendor has advised that the cost of purchasing the freehold from the original developer is circa £3000.

Key Features

- Augusta Park Estate
- Mid Terrace
- Three Bedrooms
- En-suite
- Garage with Parking

Contact Us

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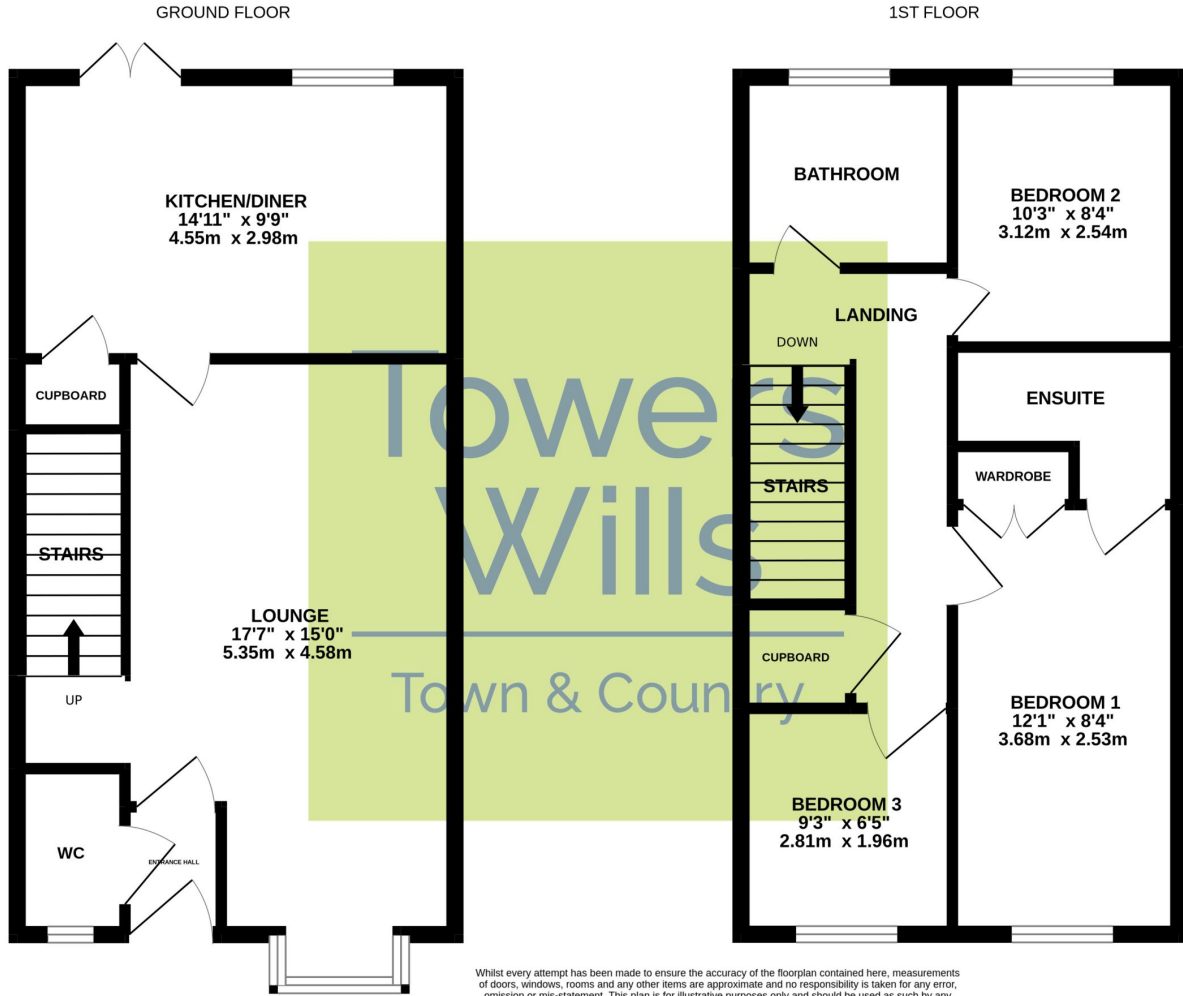
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	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.
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