

Towers Wills

Town & Country

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



77, Highfield Road, Yeovil, Somerset BA21 4RW

Offers Over £210,000

Towers Wills are pleased to bring to market this well-presented home which back onto open allotments and benefits from parking to rear for two vehicles, good sized garden with decked seating area. Inside the property benefits from kitchen, lounge/diner, three bedrooms and family bathroom. An ideal first time buy or buy to let!

Entrance Hall

Double glazed door to the front, radiator and stairs to the first floor.

Lounge/Diner 4.49m x 3.69m – maximum measurements

Double glazed window to the front, radiator and cupboard.

Kitchen 2.42m x 5.68m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with sink/drain, two double glazed windows to the rear, double glazed door to the side, radiator, space for fridge/freezer, space for washing machine, space for dishwasher, space for Range style cooker with five ring gas hob and cookerhood over and understairs cupboard.

First Floor Landing

Double glazed window to the side and loft hatch.

Bathroom

Suite comprising bath with electric shower over, wash hand basin, w.c, heated towel rail, double glazed window to the front and shaver point.

Bedroom One 2.70m (plus recess) x 2.72m

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

Bedroom Two 2.49m x 2.78m – maximum measurements

Double glazed window to the rear and radiator.

Bedroom Three 2.72m x 3.45m – maximum measurements

Double glazed window to the rear and radiator.

Front Garden

To the front the garden is laid to lawn.

Rear Garden

To the rear the garden is mainly laid to lawn with a decking area, outside tap, wooden shed and a gate to the rear leading to the two parking spaces.

Parking

There is parking to the rear for two vehicles.

Local Authority

South Somerset District Council

Council Tax - Band B

Key Features

- Well-presented
- Semi-detached
- Three Bedrooms
- Parking to the Rear
- Ideal First Time Buy/Buy to Let

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

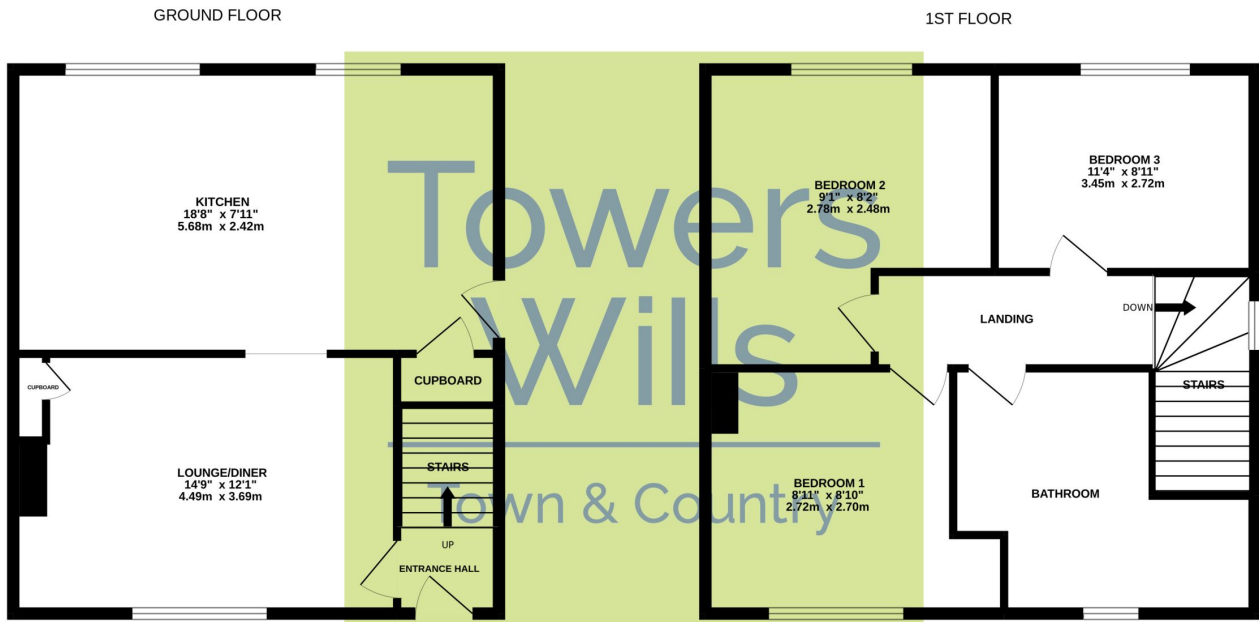
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 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