

# Towers Wills

Town & Country

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**16, Biddlesden Road, Yeovil, Somerset BA21 3UX**

**Offers Over £230,000**

Towers Wills are delighted to welcome to market this well-presented terraced home on the ever-popular Abbey Manor Park. An ideal family home, being just a short walk to local amenities including convenience store, primary school and local park. The property includes, garage, driveway parking, downstairs WC, lounge/diner, kitchen, three bedrooms (2 double) and family bathroom.

## Entrance Hall

Double glazed door to the front, radiator and under stairs cupboard.

## W.C

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

## Lounge/Diner 6.21m x 3.91m – maximum measurements

Two radiators, double glazed window to the front and double glazed French doors to the rear garden.

## Kitchen 2.82m x 2.71m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, double glazed door to the rear garden, double glazed window to the rear, space for fridge freezer, space for washing machine, integrated gas hob with cookerhood over, integrated electric oven and space for dishwasher.

## First Floor Landing

With airing cupboard which includes central heating system.

## Bathroom

Suite comprising bath with mixer tap shower, wash hand basin, w.c, double glazed window to the front, radiator, extractor fan and shaver point.

## Bedroom One 3.01m (plus door recess) x 3.03m – maximum measurements

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

## Bedroom Two 2.97m x 3.19m – maximum measurements

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

## Bedroom Three 2.59m x 2.48m – maximum measurements

Double glazed window to the rear and radiator.

## Rear Garden

The rear garden is largely laid to lawn with patio area, planted beds and rear access to the driveway parking and personal door leading to the rear of the garage.

## Garage

With 'up and over' door, double glazed door to the rear garden, power and light.

## Agents Note

There is a maintenance charge for the property which is £9 per month, paid to Mead Fleet.

## Key Features

- Well Presented
- Abbey Manor Park
- Three Bedrooms
- Garage & Driveway

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

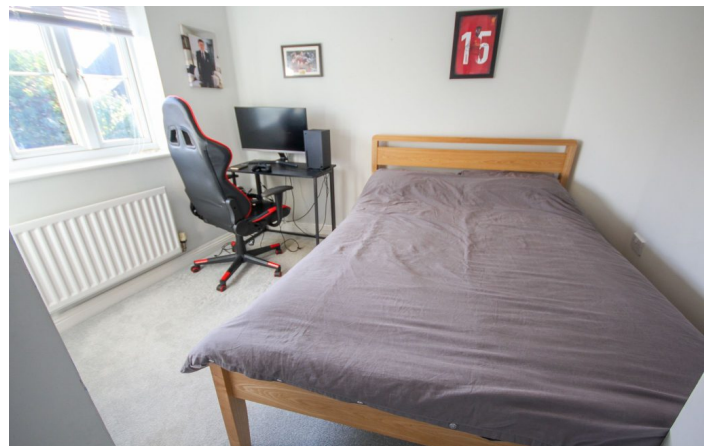
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T: 01935 577032

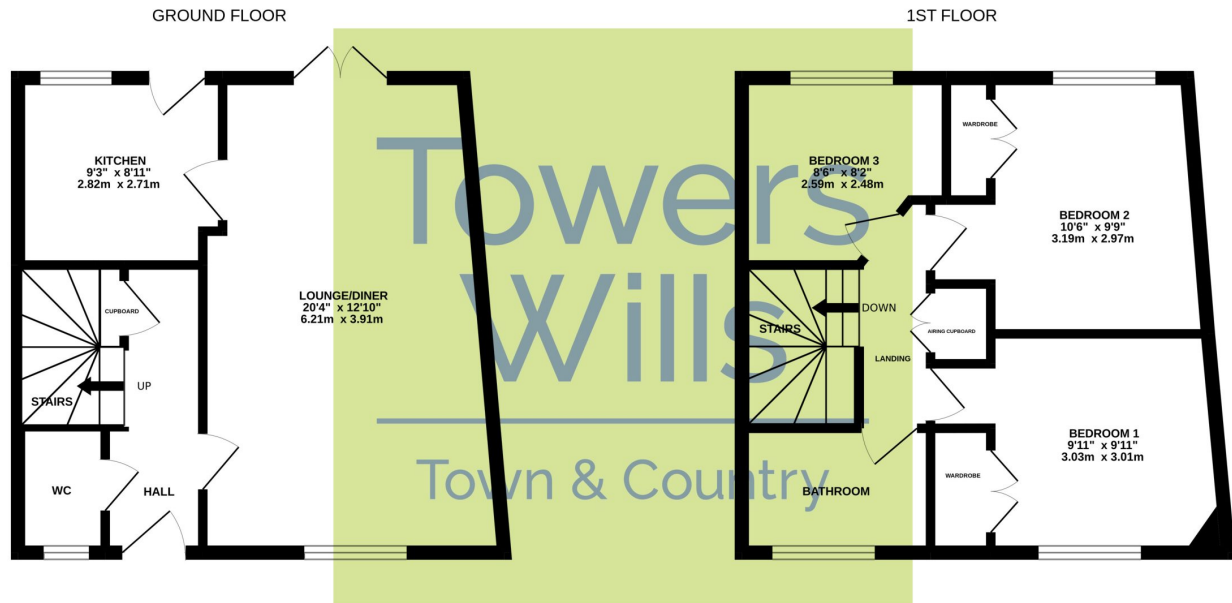
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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C	78   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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**Towers Wills**

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