

# Towers Wills

Town & Country

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312, St Michael's Avenue, Yeovil, Somerset BA21  
4NE

**OIEO £300,000**

Towers Wills welcome to the market this well presented and spacious three bedroom semi-detached family home situated within easy reach of local schools, shops and amenities. Early internal inspection is strongly advised where accommodation briefly comprises; porch, hall, living room, dining room, sun room, kitchen, rear porch, three bedrooms, re-fitted shower room, driveway, front and rear gardens, garage and useful outbuilding.

### Entrance Porch

Double glazed door and window to the front.

### Reception Hallway

A spacious reception area with door and window to the front and radiator.

### Living Room 4.62m x 3.68m

A spacious bay fronted living room with double glazed window to the front, fireplace and radiator.

### Dining Room 3.81m x 3.38m

A perfect area for entertaining with family and friends; with radiator and a large archway being open plan to the sun room.

### Sun Room 3.28m x 2.31m

With a pleasant outlook onto the rear garden with window to the rear, radiator and door to the rear porch.

### Rear Porch

With window and door to the rear garden.

### Kitchen 3.84m x 2.39m

A well presented fitted kitchen comprising of a range of wall, base and drawer units, work surfacing with inset stainless steel sink/drain, integrated electric oven, integrated electric hob with cookerhood over, tiling to splash prone areas, windows to both rear and side, space for under counter fridge and double glazed door to the rear porch.

### First Floor Landing

Stairs from reception hallway with window to the side and loft access.

### Bedroom One 4.62m x 2.84m

A bay fronted room with window to the front, radiator and built-in wardrobes and drawers.

### Bedroom Two 3.63m x 3.05m

With window to the rear with far reaching views, radiator and built-in wardrobes.

### Bedroom Three 2.62m x 2.62m

With window to the front and radiator.

### Shower Room

A re-fitted suite comprising of large shower cubicle, wash hand basin with vanity unit under, w.c, windows to both rear and side, splash aqua wall panelling and heated towel rail.

### Outside

To the front of the property is an area of garden being majority laid to lawn with planted borders.

### Driveway

Providing ample off road parking for two/three vehicles.

## Key Features

- Semi-detached
- Three Bedrooms
- Well Presented
- Driveway & Garage
- Outbuilding
- Gardens

## Contact Us

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

**Garage** 5.38m x 2.82m

With 'up and over' door to the front, double glazed window to the rear and door opening to the rear garden.

**Outbuilding**

A useful outbuilding with window to the side, door to the garden, plumbing for washing machine, space for tumble dryer and additional storage.

**Rear Garden**

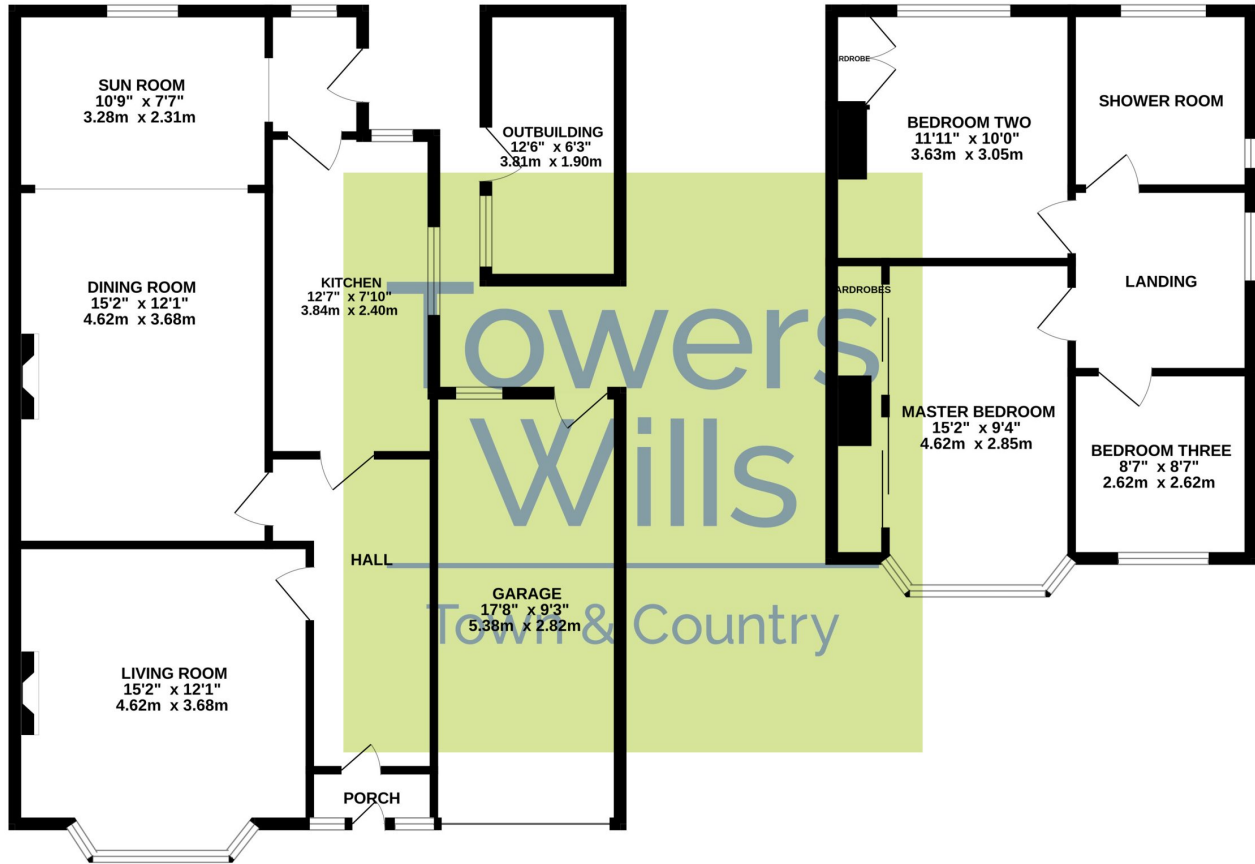
A true selling feature of the property; a large rear garden with patio area, area laid to lawn with planted borders, brick built wall and arch leading through to further large area of garden being majority laid to lawn and enclosed by fencing.



# Floor Plan

GROUND FLOOR

1ST FLOOR



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