

# Towers Wills

Town & Country

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**89, Montacute Road, Yeovil, Somerset BA22 8FH**

**£265,000**

Towers Wills welcome to the market, in show home condition, this stunning three bedroom semi-detached family home situated in Augusta Park. Internal inspection is strongly advised to fully appreciate this beautiful home and briefly comprising; reception hallway, cloak w.c, living room, kitchen/diner, three bedrooms, en-suite, bathroom, two allocated parking spaces and landscaped rear garden. NO ONWARD CHAIN.

## Reception Hallway

Door to the front and radiator.

## Cloak W.C

Comprising of w.c, wash hand basin, tiling, window to the front and radiator.

## Living Room

A spacious living area with window to the front, radiator and under stairs storage cupboard.

## Kitchen/Diner

Perfect area for entertaining with family and friends; a modern fitted kitchen comprising of a range of wall, base and drawer units, work surfacing with inset stainless steel sink/drainers, plumbing for washing machine, space for fridge/freezer, integrated electric oven, integrated gas hob with cookerhood over and glass splashback, window to the rear and being open plan to the dining area.

## Dining Area

With radiator and double patio doors opening out to the rear garden.

## First Floor Landing

With stairs from reception hallway, airing cupboard and loft access.

## Bedroom One

With window to the front, over stairs storage cupboard and radiator.

## En-suite

Suite comprising shower cubicle, wash hand basin, w.c, window to the front, radiator and tiling.

## Bedroom Two

With window to the rear and radiator.

## Bedroom Three

With window to the rear and radiator.

## Bathroom

Suite comprising of bath with shower over, wash hand basin, w.c, radiator, tiling, extractor fan and window to the side.

## Outside

To the front of the property is an enclosed area of garden with a particularly pleasant outlook onto the green and trees.

## Rear Garden

To the rear of the property is a landscaped enclosed garden being majority laid to lawn with patio area, garden shed and gated rear access with pathway.

## Parking

There are two allocated parking spaces to the rear of the property.

## Key Features

- Show Home Condition
- Semi-detached
- Three Bedrooms
- En-suite
- Two Allocated Parking Spaces
- Landscaped Rear Garden

## Contact Us

### Towers Wills Estate Agents - Yeovil

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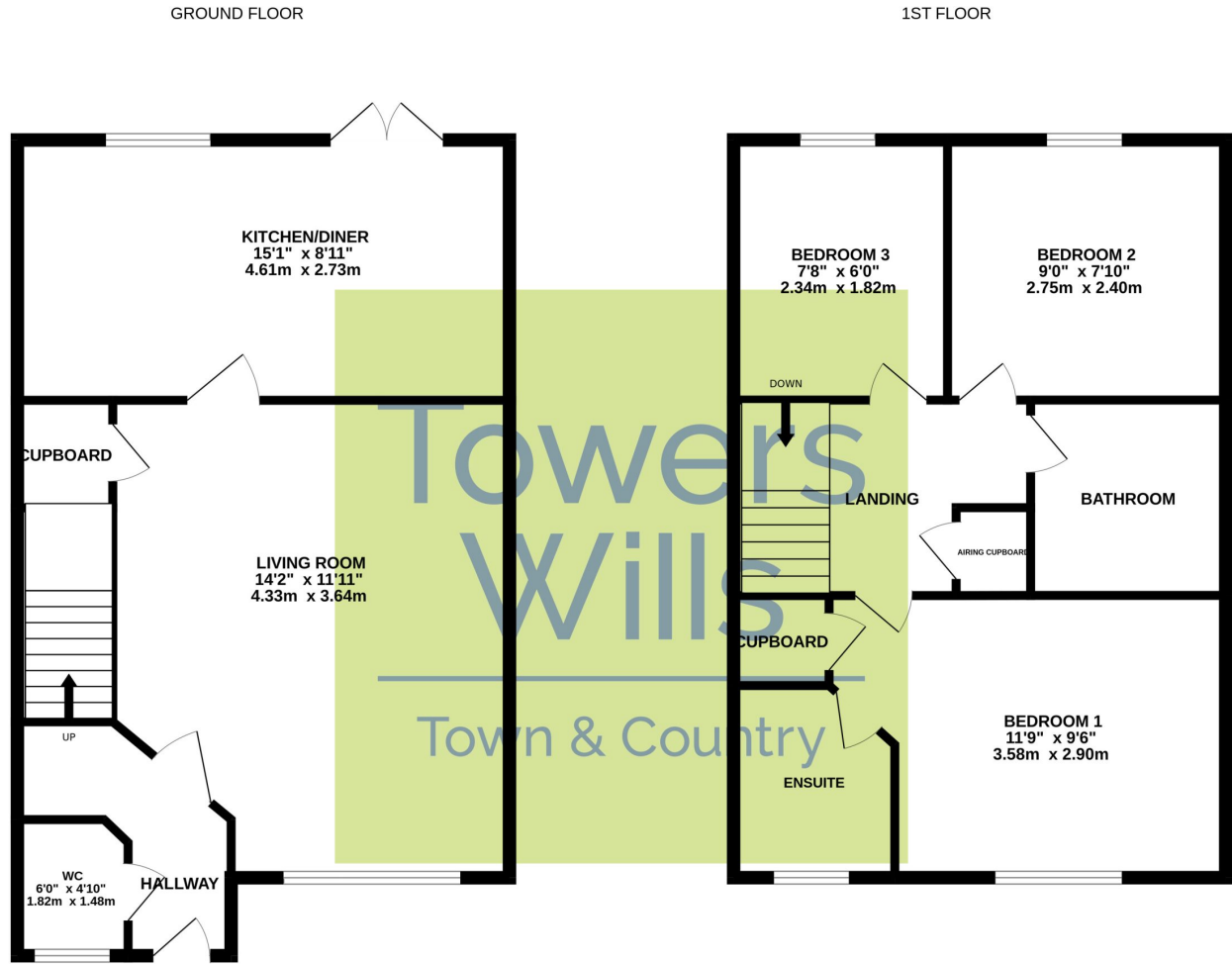
## Energy Efficiency

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



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