

# Towers Wills

Town & Country

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**16, Mallory Road, Yeovil, Somerset BA21 5GB**

**Guide Price £170,000**

Towers Wills are pleased to welcome to the market this two double bedroom coach house with garage and allocated parking. The property is well presented throughout and briefly comprises of living room/diner/kitchen, two double bedrooms, family bathroom, garage and allocated parking. Ideal for a First Time Buyer or Investment.

## Ground Floor:

Entrance door leading into the hall and stairs rise to the first floor.

## First Floor Landing

### Hall

Hall gives access to all living accommodation through the coach house.

### Living/Dining/Kitchen: 5.35m x 3.67m

Benefits from a window to the front of the property and Velux window in the kitchen creating a wealth of light throughout and radiator. The Kitchen area with fitted wall and base units, space for integrated fridge/freezer, washing machine, dishwasher, sink with drainer, four gas ring hob, Zanussi electric oven with extractor over.

### Master Bedroom: 5.15m x 2.96m

Double glazed windows to the front, radiator and en-suite.

### En-suite 1.37m x 2.10m

Suite comprising of double shower cubicle, wash hand basin, w.c and radiator.

### Bedroom Two: 3.76m x 2.50m

Radiator, double glazed window to the front and storage cupboard.

### Family Bathroom: 1.80m x 1.67m

Comprising bath with shower over, w/c, basin, heated towel rail and Velux window.

## Outside

To the front of the property is a garage with allocated parking in front for two cars.

## Garage

The garage benefits from an up and over door, power, light and storage.

## Key Features

- Coach House
- Two Double Bedrooms
- Master En-suite
- Garage & Allocated Parking

## Contact Us

### Towers Wills Estate Agents - Yeovil

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## Energy Efficiency

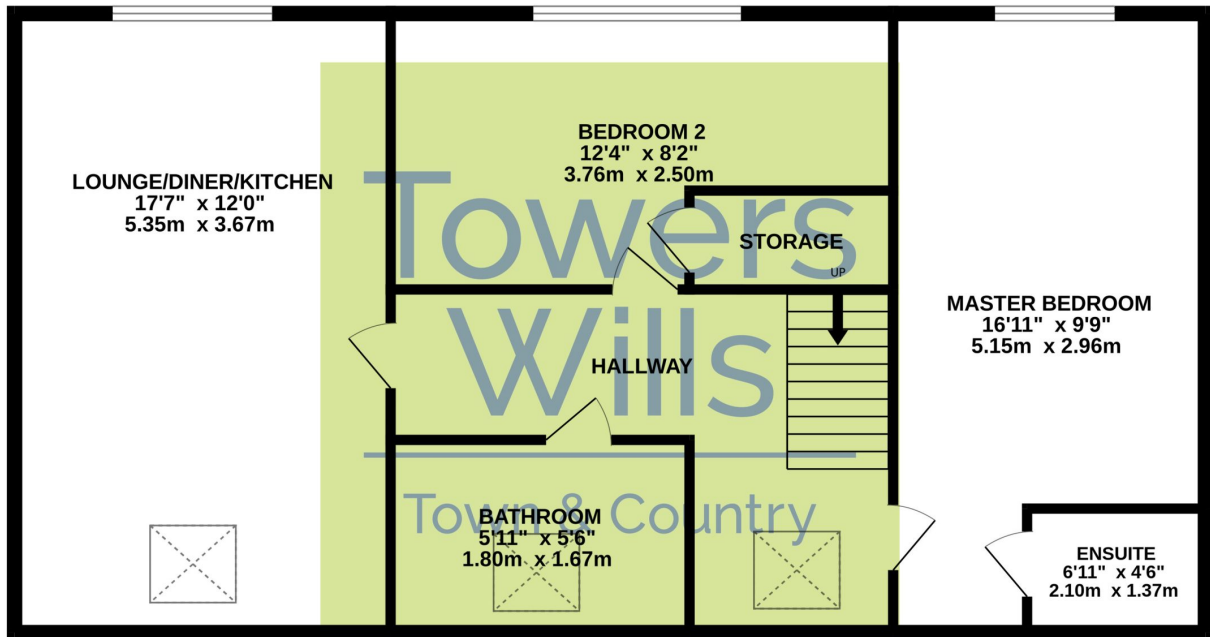
Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B		
69-80	C	78   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# Floor Plan

## GROUND FLOOR



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