

# Towers Wills

Town & Country

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**246, St Michaels Avenue, Yeovil, Somerset BA21 4LZ**  
**£325,000**

Towers Wills welcome to the market this spacious, extended, semi-detached property in this popular location. Selling with no onward chain, this wonderful family home, needs to be seen to be appreciated and briefly comprises of; storm porch, hall, lounge, dining room, conservatory, breakfast room, large kitchen, three bedrooms, family bathroom, front and rear gardens, driveway, garage and workshop.

## Storm Porch

With door leading into the hallway (fitted Ring doorbell).

## Hall

With stairs to the first floor landing, radiator, coved ceiling and under stairs storage cupboards.

**Lounge** 3.79m x 3.81m plus bay recess – maximum measurements

With window outlook to the front, feature gas fire with surround, radiator, TV point, telephone point and is open plan to the dining room.

**Dining Room** 3.51m x 3.82m

Open plan to the lounge with sliding door leading into the conservatory.

**Conservatory** 2.53m x 4.38m

With sliding doors leading out to the rear.

**Breakfast Room** 2.27m x 2.54m

With window outlook to the rear and radiator.

**Kitchen** 2.95m x 4.58m

Fitted with pattern worktops and timber effect doors with a good range of wall and base units, stainless steel sink drainer unit with mixer tap, four ring electric hob with separate oven, space for tumble dryer, plumbing for washing machine, space for fridge, space for freezer, part tiled walls, window outlook to the rear and door leading out to the side.

## First Floor Landing

With window outlook to the side, hatch to roof space and cupboard housing Worcester combi boiler with Hive control system.

**Bedroom One** 2.26m x 2.97m plus bay recess and wardrobe recess – maximum measurements

With window outlook to the front, several built-in wardrobes, coved ceiling and radiator.

**Bedroom Two** 3.04m x 3.70m plus wardrobe recess – maximum measurements

With window outlook to the rear, radiator, several built-in wardrobes and coved ceiling.

**Bedroom Three** 2.26m x 2.35m

With window outlook to the front, radiator and coved ceiling.

**Bathroom** 2.20m x 2.26m – maximum measurements to include cupboard in the hall

Fitted with a coloured suite comprising panel bath, w.c, wash hand basin with cupboards under, radiator, tiled walls and window with outlook to the rear.

## Gardens

To the front the garden is well presented, mostly laid to lawn with mature

## Key Features

- Semi-detached
- Spacious Extended Family Home
- Three Bedrooms
- Front & Rear Gardens
- Off Road Parking
- Garage
- No Onward Chain
- Early Viewing Advised

## Contact Us

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

shrubs. To the rear of the property there is a good size patio area, lawn, greenhouse and is enclosed by lap panel fencing and walling.

**Workshop** 2.52m x 3.43m

A brick-built workshop with window outlook to the rear, door leading out to the rear, fitted shelving, worktops, base unit and light and power connected.

**Garage** 2.39m x 5.13m

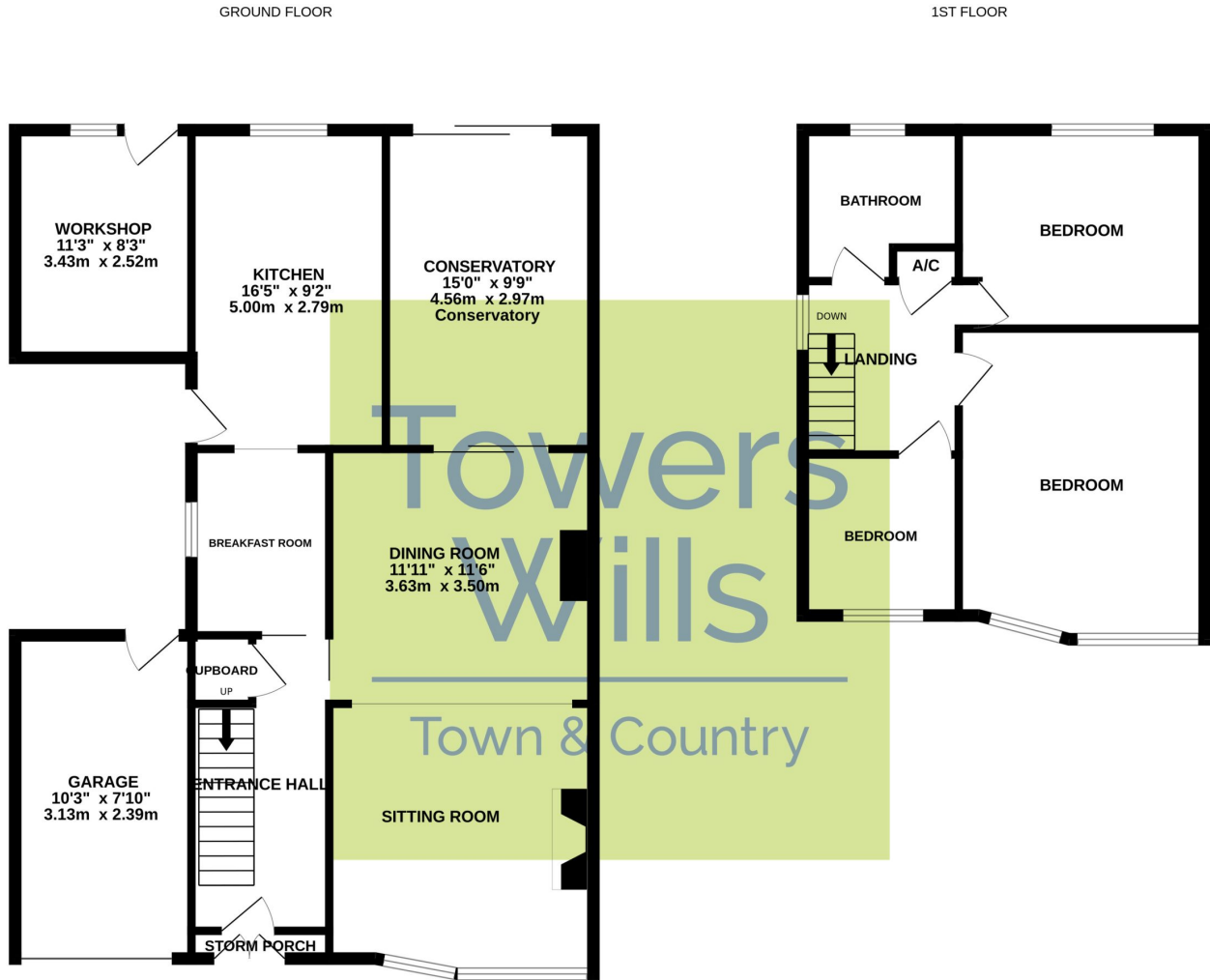
With 'up and over' door, light and power connected and door leading to the rear.

**Parking**

There is a tarmac drive provides off road parking for a couple of vehicles and in turn leads to the garage.



# Floor Plan



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