

# Towers Wills

Town & Country

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**31, Raleigh Road, Yeovil, Somerset BA21 5FE**

**£180,000**

Towers Wills welcome to market this well-presented coach house situated in a tucked away cul-de-sac position. The property includes allocated parking and an additional lockup/store area with the original garage having been converted into a useful utility room and home office/hobby room. Within the main flat, an open plan living space for the lounge/diner/kitchen area, two double bedrooms, master ensuite and main bathroom.

## Entrance Hall

Double glazed door to the front and stairs leading to the upstairs flat. Door to utility/store area with additional home office/hobby room space.

## Utility/Store Area 2.68m x 2.73m

Originally built as the garage for the property, the existing owners have converted this into a utility store area with hobby space to the rear. The utility store area still includes an 'up and over' door to the front, power, light, space and plumbing for washing machine.

**Home Office/Hobby Room** 2.72m x 2.90m – maximum measurements  
With power, light and under stairs storage.

## First Floor Landing

Cupboard which includes the central heating boiler, radiator and double glazed window to the rear.

**Open Plan Lounge/Diner/Kitchen** 5.34m x 6.77m – maximum measurements

Two double glazed windows to the front, double glazed window to the rear and two radiators.

## Kitchen Area

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink/drainers, integrated fridge/freezer, integrated electric oven, integrated induction hob with cookerhood over and space for dishwasher.

## Bathroom

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

**Bedroom One** 4.91m x 3.90m – maximum measurements

Two double glazed windows to the front and two radiators.

## En-suite

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the rear, heated towel rail and extractor fan.

**Bedroom Two** 3.51m x 4.11m – maximum measurements

Double glazed window to the front and radiator.

## Outside

There is allocated parking to the rear of the property and there is an additional storage/lock-up to the front of the property.

## Agents Note

The vendor has advised us that there is full fibre broadband to the property, and it has been part-wired for up to two EV chargers – both to the front and rear of the property.

£56 per 6-month for Mead Fleet maintenance charge for Wyndham Park.

## Key Features

- Well-presented
- Coach House
- Two Double Bedrooms
- Master En-suite
- Utility Room/Hobby Room

## Contact Us

### Towers Wills Estate Agents - Yeovil

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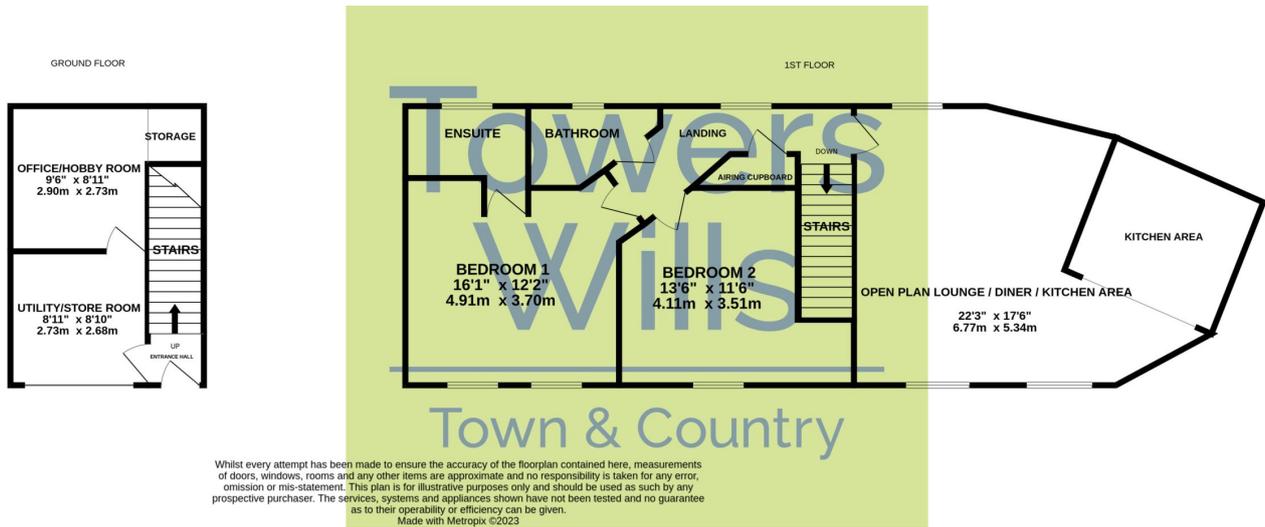
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# Floor Plan



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