

Towers Wills

Town & Country

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261, St John's Road, Yeovil, Somerset BA21 5QR

Offers Over **£190,000**

Towers Wills welcome to market this ideal first time buy or buy to let. Situated in a cul-de-sac, this well-presented semi-detached home benefits from off-road driveway parking, good-sized rear garden, open plan lounge/diner/kitchen, two double bedrooms and family bathroom.

Storm Porch

With door to property and outside storage cupboard.

Entrance Hall

Double glazed door to the front, electric wall mounted heater, stairs to the first floor and door leading to lounge area.

Lounge Area 3.87m x 3.74m – maximum measurements

Double glazed window to the front, electric wall mounted heater, under stairs cupboard and archway to the dining area.

Open Plan Kitchen/Diner

Dining Area 2.30m x 2.32m – maximum measurements

Electric wall mounted heater and double glazed French doors to the rear.

Kitchen Area 2.40m x 2.72m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, double glazed window to the rear, space for fridge freezer, space for washing machine and electric cooker with cookerhood over.

First Floor Landing

Includes loft hatch.

Bathroom

Comprising bath with electric shower over, wash hand basin, w.c, electric heated towel rail and double glazed window to the rear.

Bedroom One 2.77m x 4.70m – maximum measurements

Two double glazed windows to the front, electric wall mounted heater and airing cupboard which includes water tank.

Bedroom Two 2.69m x 3.19m – maximum measurements

Double glazed window to the rear and electric wall mounted heater.

Outside

To the front the garden is largely laid to lawn with driveway which allows space for two vehicles in tandem, and side gate to the rear garden.

Rear Garden

The rear garden is largely laid to lawn with patio area, side gate, wooden shed and outside tap.

Key Features

- Cul-de-sac Position
- Semi-detached
- Two Double Bedrooms
- Good Size Rear Garden
- Driveway

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

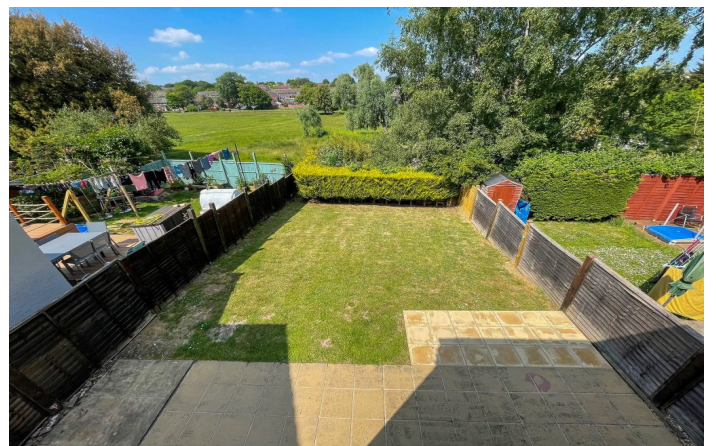
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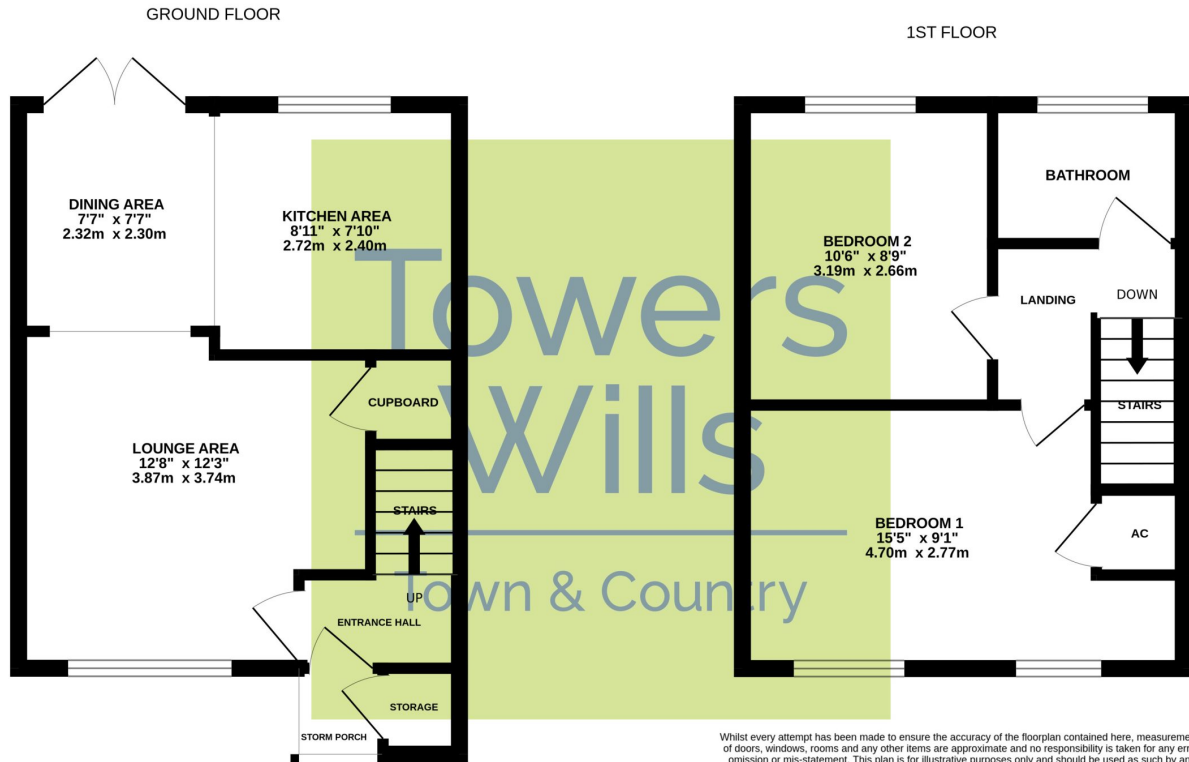
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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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