

Towers Wills

Town & Country

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4, Hawk Road, Yeovil, Somerset BA22 8FA

£250,000

Towers Wills welcome to market this well presented semi-detached home situated on the sought-after western side of Yeovil. New in 2017, the property comprises of; kitchen, lounge/diner, conservatory and downstairs cloakroom while upstairs three bedrooms (two double), master en-suite and family bathroom. The property includes off-road parking, garage and a southerly facing rear garden.

Entrance Hall

Double glazed door to the front and radiator.

Downstairs W.C

Double glazed window to the front, w.c and wash hand basin.

Kitchen 2.69m x 3.31m - maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one bowl sink drainer, double glazed window to the front, radiator, space for fridge freezer, integrated gas hob with cookerhood over, integrated electric oven, space for washing machine and central heating boiler.

Lounge Diner 4.92m x 4.42m - maximum measurements

Two radiators, double glazed window to the rear, double glazed French doors leading to the conservatory and under stairs cupboard.

Conservatory 2.92m x 3.15m - maximum measurements

Double glazed windows to the rear and side, double glazed French doors to the rear garden and under floor heating.

First Floor Landing

Includes loft hatch and cupboard.

Bathroom

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

Bedroom One 2.81m x 3.04m - maximum measurements

Double glazed window to the rear, radiator and built-in wardrobe.

En-suite

Suite comprising shower cubicle, wash hand basin, w.c and extractor fan.

Bedroom Two 2.79m x 3.00m - maximum measurements

Radiator and double glazed window to the front.

Bedroom Three 2.07m x 2.00m - maximum measurements

Radiator and double glazed window to the rear.

Front Garden

To the front there is a small planted bed and driveway parking to the side for one car.

Garage

Has an 'up and over' door and a wooden personal door leading to the rear garden.

Rear Garden

To the rear there is a lawn area, patio area, planted beds, outside tap and personal door leading to the garage.

Key Features

- Semi Detached
- Three bedrooms
- In excellent condition throughout
- Garage and parking
- Popular location

Contact Us

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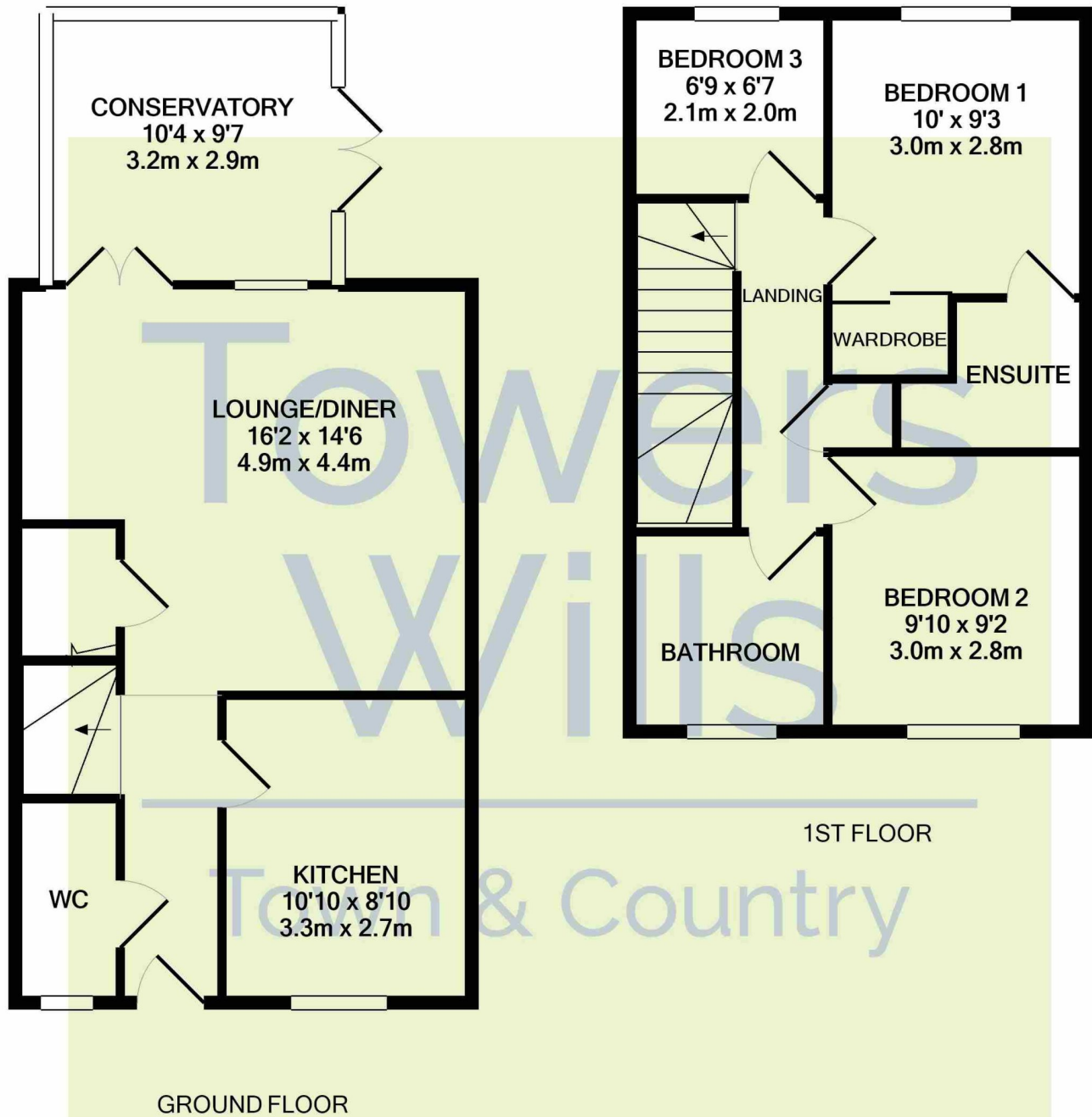
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Energy Efficiency

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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