

# Towers Wills

Town & Country

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**28, Portreeve Drive, Yeovil, Somerset BA21 4RT**

**£140,000**

Towers Wills welcomes to market this immaculately presented first floor apartment which is situated within a quiet cul-de sac location, within close proximity of Yeovil Hospital and a short walk to the town centre. The accommodation on offer comprises of Entrance Porch, Hallway, Sitting/Dining Room, Two Bedrooms and Family Bathroom. The property benefits from double glazing throughout, gas central heating, single garage which is located in a block and a garden to the rear. The property is also being marketed with **NO ONWARD CHAIN**

## Double glazed front door opening to:

### Entrance Porch

Double glazed window to side aspect and stairs rising to the first floor living accommodation.

### First Floor

#### Sitting/Dining Room 4.05m x 3.71m

Double glazed window to front elevation, electric feature fireplace, telephone point, TV aerial point and radiator.

#### Kitchen 2.53m x 2.80m

Double glazed window to rear elevation, a wide range of fitted wall and base units with work surfaces over incorporating a single sink with drainer, tiling to splash prone areas, space and point for fridge/freezer, space and plumbing for washing machine, space and point for electric cooker with cooker hood over, boiler and radiator.

#### Bedroom One 2.73m x 3.31m

Double glazed window to front elevation, built in double wardrobe, cupboard and radiator.

#### Bedroom Two 2.74m x 2.81m

Double glazed window to rear elevation and radiator.

#### Bathroom 2.07m x 1.78m

Double glazed obscure window to rear elevation, low level w.c, pedestal wash hand basin, panelled bath with an electric shower over and radiator.

### Outside

#### Front

The front of the property is laid to gravel with a pathway leading to the front door and there is an outside light.

#### Rear

To the rear of the property is an area which is laid to gravel with shrub borders and has access to the front of the property.

### Garage

The property also benefits from having a single garage, which is located in a block to the front of the property.

### Agents Note

We have been advised by the current owner of the following:

961 years remaining on the lease

Ground rent: £30 per year

## Key Features

- Top Floor Apartment
- Two Double Bedrooms
- Gas Central Heating
- Private Entrance
- Rear Garden
- Garage in a Block
- No Forward Chain

## Contact Us

### Towers Wills Estate Agents - Yeovil

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

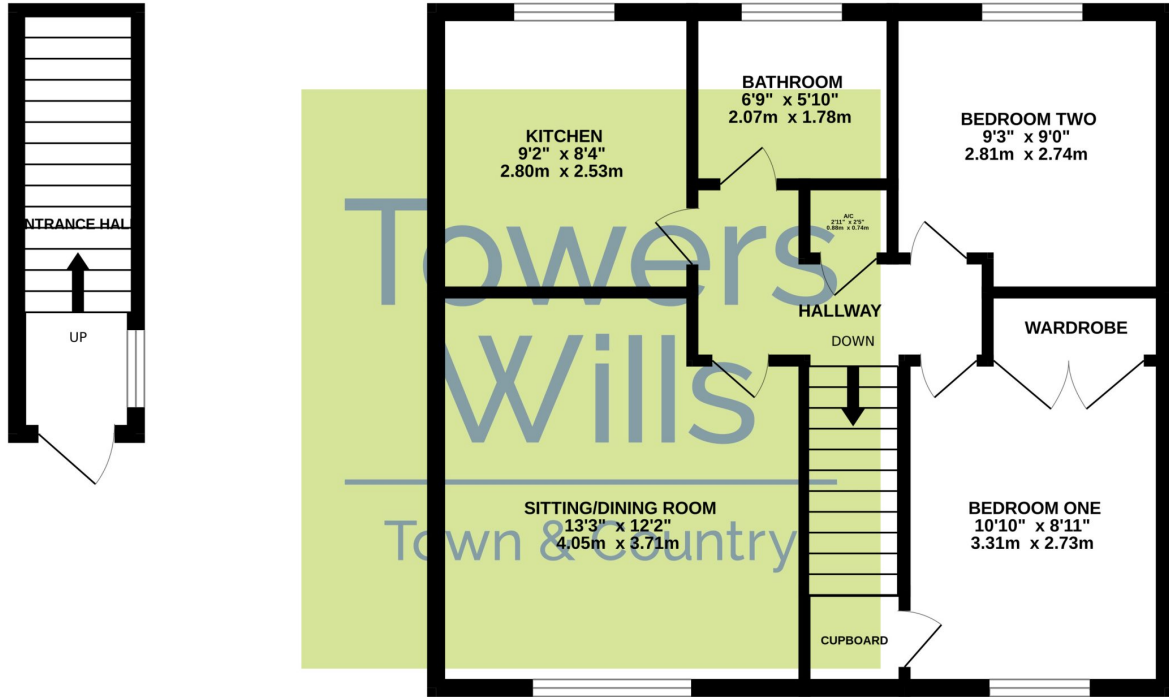




# Floor Plan

GROUND FLOOR

1ST FLOOR



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**Towers Wills**

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