

Towers Wills

Town & Country

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9, Rivers Road, Yeovil, Somerset BA21 5RJ

£230,000

Towers Wills welcome to the market this semi-detached property, in a popular quiet location, with scope for extension (subject to necessary planning permission etc). The property is offered to the market with NO ONWARD CHAIN and briefly comprises; hall, lounge, dining room, kitchen, three bedrooms, shower room, good size front and rear garden, off road parking and garage.

UPVC part glazed entrance door leading into the hall.

Hall

With stairs to first floor landing, radiator, under stairs storage cupboard and telephone point.

Lounge 3.53m x 4.02m

With window outlook to the front, radiator and is open plan to the dining room.

Dining Room 2.62, x 3.18m

With window outlook to the rear and radiator.

Kitchen 2.64m x 3.19m

Fitted with timber effect worktops and doors with a range of wall and base units. A stainless steel sink drainer unit, space for cooker, radiator, window with outlook to the rear and door leading out to the rear.

Landing

With hatch to roof space, airing cupboard housing the boiler and window with outlook to the side.

Bedroom One 3.07m x 3.61m

With window outlook to the rear, wardrobe and radiator.

Bedroom Two 3.08m x 3.65

With window outlook to the front and radiator.

Bedroom Three 2.14m x 2.72m maximum measurements to include bulk head over the stairs

With window outlook to the front and radiator.

Shower Room 2.18m x 2.37m maximum measurements to include airing cupboard in the hall

Fitted with corner shower, WC, pedestal hand basin with part tiled splashback, radiator and window with outlook to the rear.

Gardens

To the front there is a large lawned area with shrubs. To the rear the garden is mostly laid to lawn, patio area, shed, greenhouse, outside tap and side access.

Parking

A driveway provides off road parking for a couple of vehicles.

Garage

With 'up and over' door, light and power connected.

Key Features

- Semi-detached
- Three bedrooms
- Off road parking and garage
- NO ONWARD CHAIN
- Popular location

Contact Us

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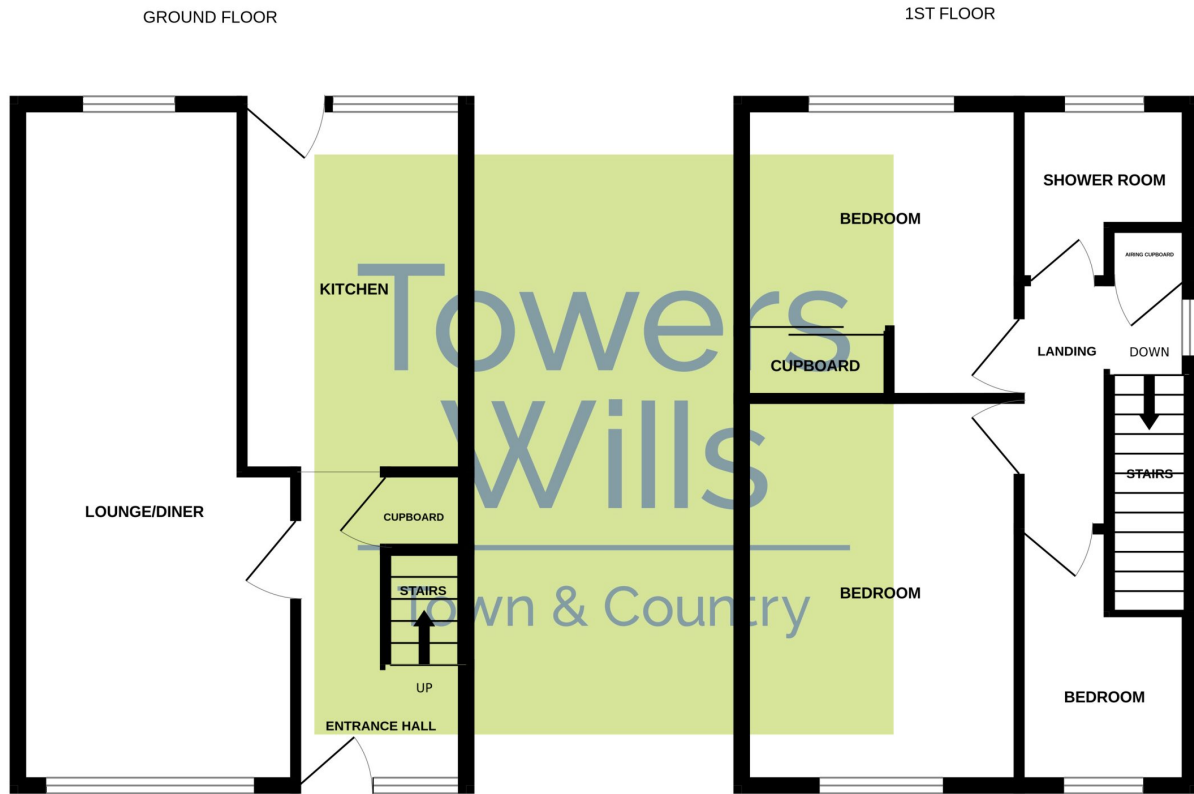
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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 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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Towers Wills

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