

# Towers Wills

Town & Country

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**23, Athelney Way, Yeovil, Somerset BA21 3TN**

**£280,000**

Towers Wills are pleased to present this four-bed detached family home. Situated in a quiet cul-de-sac on the popular Abbey Manor Park, the property benefits from four bedrooms (one downstairs) with two ensembles plus a family bathroom. A good-sized lounge, kitchen/diner, off-road driveway parking and a pleasant rear garden complete this versatile home.

## Entrance Hall

Double glazed door to the front, radiator and cupboard which has a double glazed window to the front.

## Agents Note

The cupboard was originally the downstairs w.c and plumbing for toilet is in place.

**Lounge** 4.08m x 5.05m – maximum measurements  
Double glazed window to the front and two radiators.

**Kitchen/Diner** 2.89m x 5.01m – 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 door and windows to the rear, radiator, space for fridge freezer, space for cooker, integrated dishwasher, integrated washing machine, under stairs cupboard and door leading to downstairs bedroom one.

**Bedroom One** 3.78m plus door recess x 2.45m – maximum measurements  
Double glazed window to the front, radiator and loft access.

## En-suite

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

## First Floor Landing

Double glazed window to the side, loft hatch, cupboard and airing cupboard housing the boiler.

**Bathroom** 1.89m x 1.84m

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

**Bedroom Two** 3.50m x 3.12m – maximum measurements  
Double glazed window to the front, radiator and built-in double wardrobes.

**En-suite** 1.38m x 2.29m

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the side, radiator and extractor fan.

**Bedroom Three** 3.12m x 3.12m – maximum measurements  
Double glazed window to the rear, radiator and built-in wardrobe.

**Bedroom Four** 2.41m x 2.10m – maximum measurements  
Double glazed window to the front and radiator.

## Front Garden

To the front of the property is a low maintenance gravel area with tarmac drive.

## Rear Garden

To the rear there is a patio area, wooden shed, outside tap and steps leading to gravel area with planted borders and gated side access.

## Key Features

- Desirable Abbey Manor Park
- Detached
- Four Bedrooms
- Two En-suites
- Driveway
- Rear Garden

## Contact Us

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## Energy Efficiency

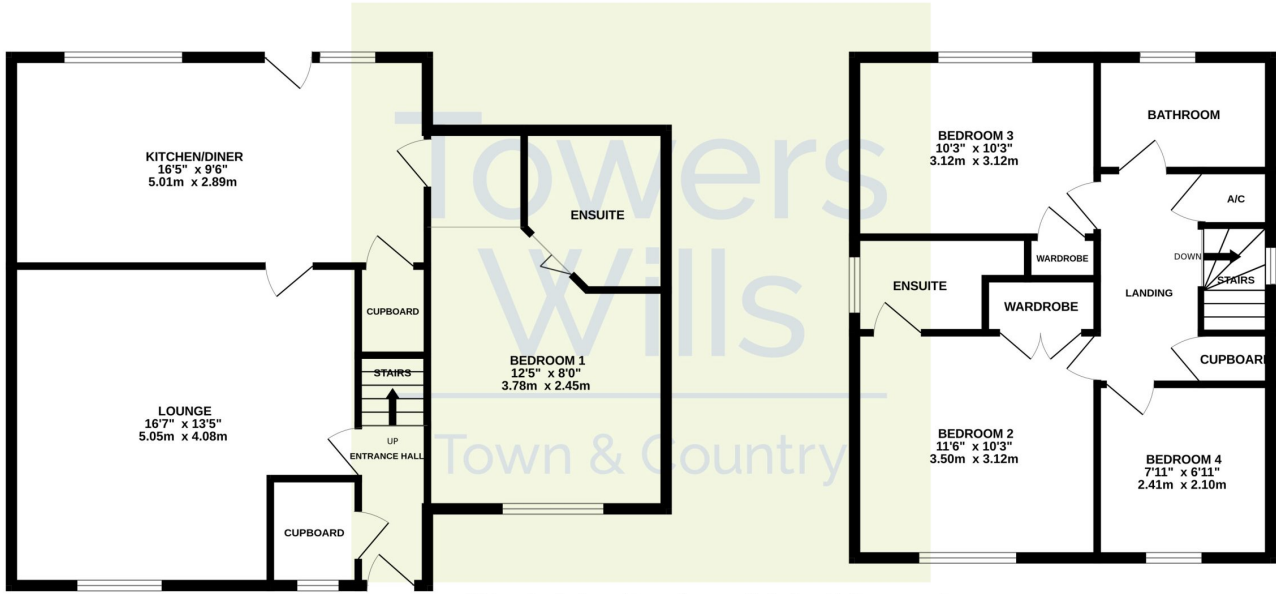
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



# Floor Plan

GROUND FLOOR

1ST FLOOR



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