

Towers Wills

Town & Country

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9, Rustywell Lane, Yeovil, Somerset BA20 2RQ

£190,000

Towers Wills welcome to the market this well presented two bedroom plus loft room, end terrace property located close to the town centre. Briefly comprising entrance hall, lounge/dining room, kitchen, WC, two bedrooms, family bathroom, and benefits from off road parking.

Description

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Entrance door leading into the hall.

Hall

With tiled floor, storage cupboard and radiator.

Lounge/Dining Room 4.22m x 6.44m maximum measurements to include the entrance hall

A dual aspect room with outlook to the front and rear. A feature fireplace with multi fuel burner, laminate flooring, two radiators, TV point and stairs to first floor landing.

Kitchen 2.13m x 4.95m to include the WC

A modern kitchen fitted with oak worktops and cream doors with a good range of wall and base units. A Belfast sink with mixer tap, space for range gas cooker with modern extractor fan over, space for fridge/freezer, space for dishwasher, plumbing for washing machine, tiled floor, part tiled walls and window with outlook to the rear and side.

W.C

Fitted with W.C, corner basin with mixer tap and part tiled splashback, heated towel rail, extractor fan and window with outlook to the side.

Landing

With window outlook to the side, radiator and stairs to loft room.

Bedroom One 3.12m x 3.96m

With window outlook to the front and radiator.

Bedroom Two 2.40m x 3.20m

With window outlook to the rear and radiator.

Bathroom 2.15m x 2.88m

A modern suite fitted with panel bath, telephone hand held shower attachment, separate shower, wash hand basin mixer tap with cupboard under, cupboard housing the boiler, tiled floor, radiator, extractor fan, recess lighting and window with outlook to the side.

Loft Room 2.94m x 3.06m Restricted head height

A dual aspect room with outlook to the front and rear, eave storage, cupboard and radiator.

Garden

To the rear the garden is low maintenance being laid to patio, outside water tap and side access.

Parking

Key Features

- End Terrace
- Two bedrooms
- Loft room
- In good condition throughout
- Parking
- Close to the town centre

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

There is off road parking to the front on the drive.

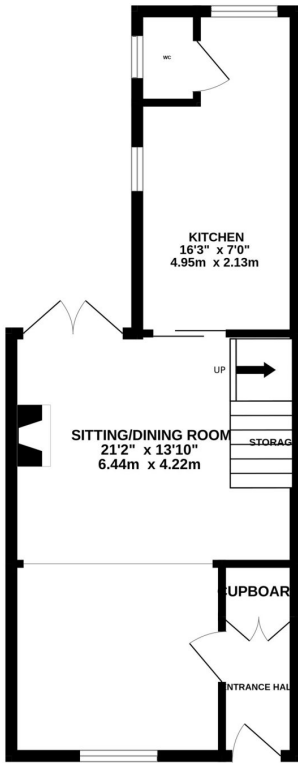
Agents Notes

The vendors have advised that there is vehicular access for residents on the private lane.

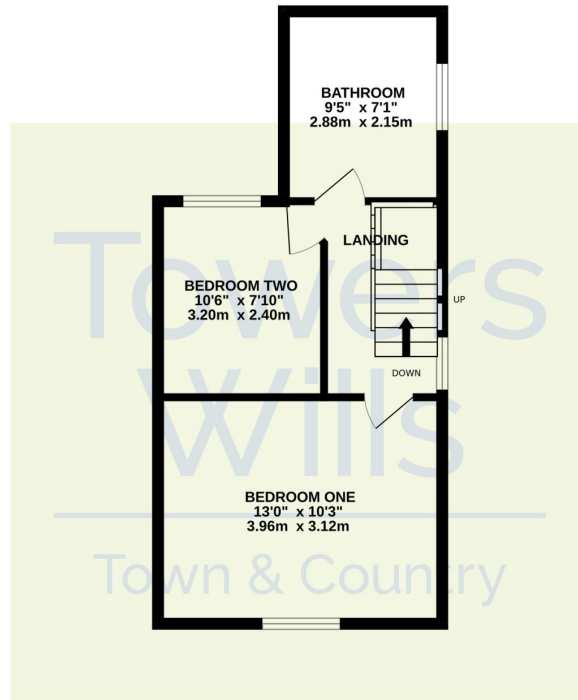


Floor Plan

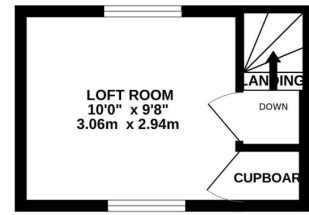
GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR
136 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.

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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