

# Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



**69, Abbots Way, Yeovil, Somerset BA21 3HX**

**Guide Price £250,000**

Towers Wills welcome to the market this extended three bedroom family home, in this popular location, where early viewing is highly recommended and briefly comprises; hall, lounge, kitchen, separate dining room, w.c/utility room, downstairs bedroom, two first floor bedrooms, family bathroom, rear, garage and parking to the rear.

## Hall

With laminate flooring and cupboard.

**Lounge** 3.82m x 5.00m – maximum measurements to include stairs to the first floor landing, entrance hall and cupboard

With window outlook to the front, radiator, coved ceiling, laminate flooring, TV and telephone points and stairs to the first floor landing.

**Kitchen** 2.99m x 3.81m

A modern kitchen fitted with timber effect worktops and cream doors, with a good range of wall and base units, sink drainer unit with mixer tap, space for freestanding oven, extractor hood over, space for fridge freezer, plumbing for dishwasher, cupboard housing the combination boiler, part tiled walls, radiator, window and door leading out to the rear.

**Dining Room** 3.17m x 3.45m

Fitted with a feature fireplace, laminate flooring, radiator, coved ceiling and window outlook to the rear.

## W.C/Utility Room

Fitted with w.c, modern hand basin with mixer tap and drawers under, plumbing for washing machine, part tiled walls and heated towel rail.

**Bedroom Three** 2.74m x 3.45m

With window outlook to the front, laminate flooring and radiator.

## First Floor Landing

With cupboard and hatch to roof space.

**Bedroom One** 3.02m x 3.20m – measurements to wardrobe

With window outlook to the rear, built-in wardrobes and radiator.

**Bedroom Two** 3.08m x 3.84m – maximum measurements to include bulkhead over the stairs

With window outlook to the front and radiator.

**Bathroom** 1.83m x 1.94m

A modern suite fitted with a white panel bath with mixer tap and shower over, modern hand basin with mixer tap and drawers under, w.c, window outlook to the side and heated towel rail.

## Rear Garden

To the rear steps lead down from the kitchen to a patio area, an area laid to lawn, shed, enclosed by lap panel fencing and benefits from side access and personal door into the garage.

## Parking

There is parking to the rear for one vehicle and in turn leads to the garage.

## Garage in a Block

With 'up and over' door.

## Key Features

- Extended
- End Terrace
- Three Bedrooms
- In Excellent Condition Throughout
- Garage & Parking
- Modern Kitchen
- Desirable Location

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

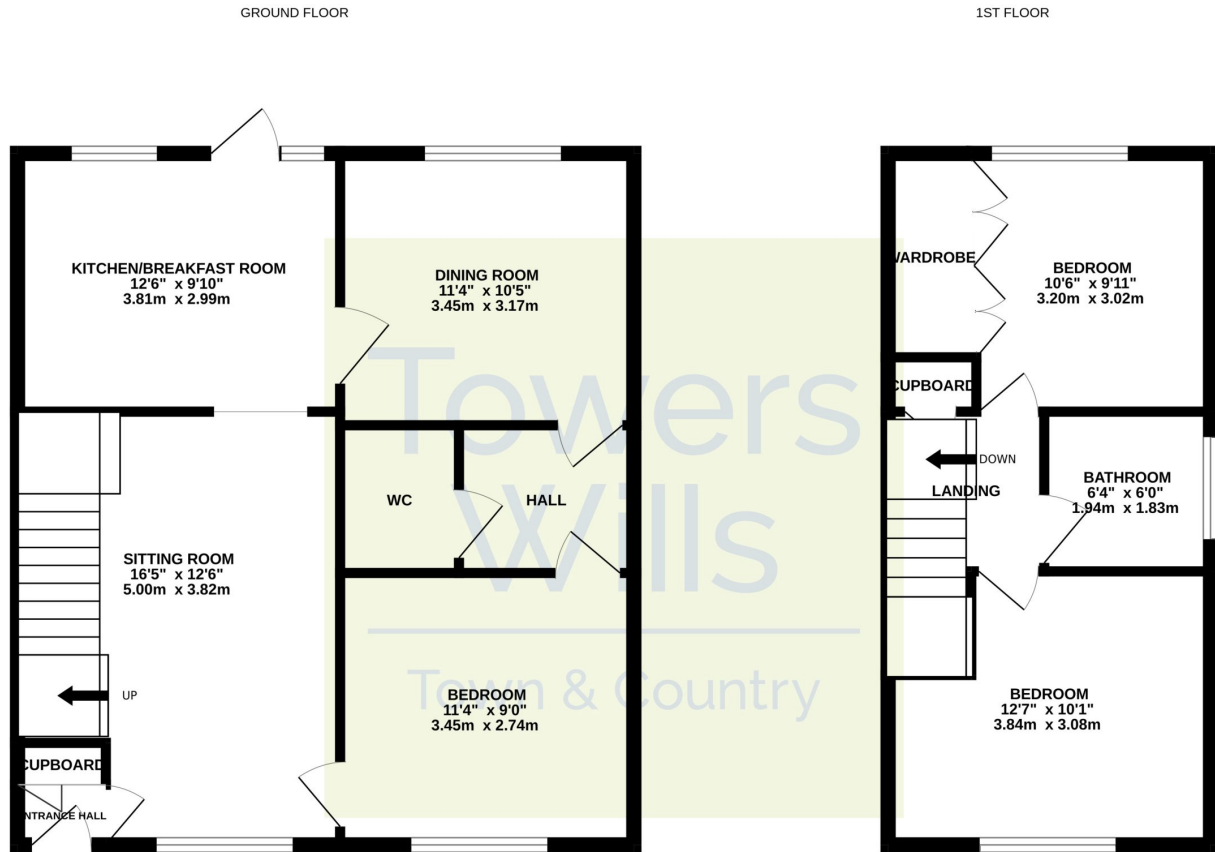
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 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.  
Made with Metropix ©2023

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view

**Towers Wills**

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)