

√ 01935 577 032 | 01460 298 530 | ✓ info@towerswills.co.uk



# 9, The Manse, Yeovil, Somerset BA21 5PP £170,000

Towers Wills welcome to the market this spacious two bedroom semidetached property, situated in a tucked-away position off St. Johns Road and briefly comprising; reception hallway, living area, kitchen, cloakroom/w.c, two double bedrooms, bathroom, rear garden and allocated parking. NO ONWARD CHAIN.

# **Reception Hallway**

With door to the front, double glazed window to the side and radiator.

# **Living Area**

With window to the front, two radiators and being open plan to the kitchen.

# **Kitchen**

Comprising of a range of wall, base and drawer units, work surfacing with inset stainless steel sink/drainer, space for cooker with cookerhood over, space for fridge/freezer, tiling to splash prone areas, plumbing for washing machine, two windows to the rear, under stairs storage cupboard and door to the side.

# Cloakroom

Comprising of wash hand basin, w.c, heated towel rail, extractor fan and window to the rear.

# **First Floor Landing**

With stairs from reception hallway, window to the side, airing cupboard and loft access.

#### **Bedroom One**

Two windows to the front, double built-in wardrobe, over stairs storage cupboard and radiator.

#### **Bedroom Two**

Window to the rear and radiator.

## **Bathroom**

Suite comprising bath with shower over, wash hand basin, w.c, heated towel rail, extractor fan and window to the rear.

# Outside

To the front of the property is an allocated parking space for one vehicle.

#### **Rear Garden**

There is an enclosed rear garden with patio area, garden shed and gated side access.

## **Agents Note**

The property's central heating is an air source heat pump system.

The seller has informed us we are selling 100% share of the property. The current owners own a 50% share and Abri own the remaining 50% share.

# **Key Features**

- Semi-Detached
- Two Double Bedrooms
- Rear Garden
- Allocated Parking
- NO ONWARD CHAIN

# Contact Us

Towers Wills Estate
Agents - Yeovil
114, Hendford Hill
Yeovil
Somerset
BA202RF

T: 01935 577032

E: info@towerswills.co.uk









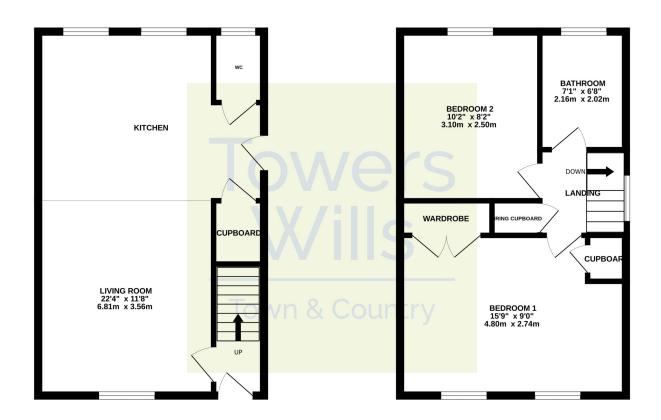








GROUND FLOOR 1ST FLOOR



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