

Towers Wills

Town & Country

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7, Sedgemoor Close, Yeovil, Somerset BA21 5NS

Offers Over **£185,000**

Towers Wills welcome to market this ideal first time buy or buy to let. Situated in a cul-de-sac, this semi-detached property has been renovated by the current owners and includes off-road parking, enclosed rear garden, modern kitchen, lounge/diner, two bedrooms and bathroom.

Entrance Hall

Double glazed door to the front, radiator, under stairs cupboard and additional storage cupboard.

Kitchen 2.66m x 3.36m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and half bowl sink drainer, double glazed window to the front, radiator, space for washing machine, space for fridge freezer, space for dishwasher, breakfast bar, integrated gas hob with extractor fan over and integrated electric oven.

Agents Note

The vendor has advised Towers Wills that the kitchen was newly installed by Howdens in March 2023.

Lounge/Diner 4.57m x 3.99m – maximum measurements

Double glazed window to the rear, double glazed door to the rear and radiator.

First Floor Landing

Includes loft hatch and cupboard.

Bathroom

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

Bedroom One 3.21m x 4.57m – maximum measurements

Double glazed window to the rear and radiator.

Bedroom Two 2.68m x 3.38m – maximum measurements

Double glazed window to the front, radiator and built-in wardrobe.

Outside

To the front of the property is an outside tap and storage cupboard. There is a driveway to the side of the property for two vehicles, parked in tandem.

Rear Garden

The rear garden is largely laid to lawn with wooden shed, additional storage cupboard and side gate access.

Key Features

- Well Presented Throughout
- Semi-Detached
- Two Bedrooms
- Enclosed Rear Garden
- Driveway Parking

Contact Us

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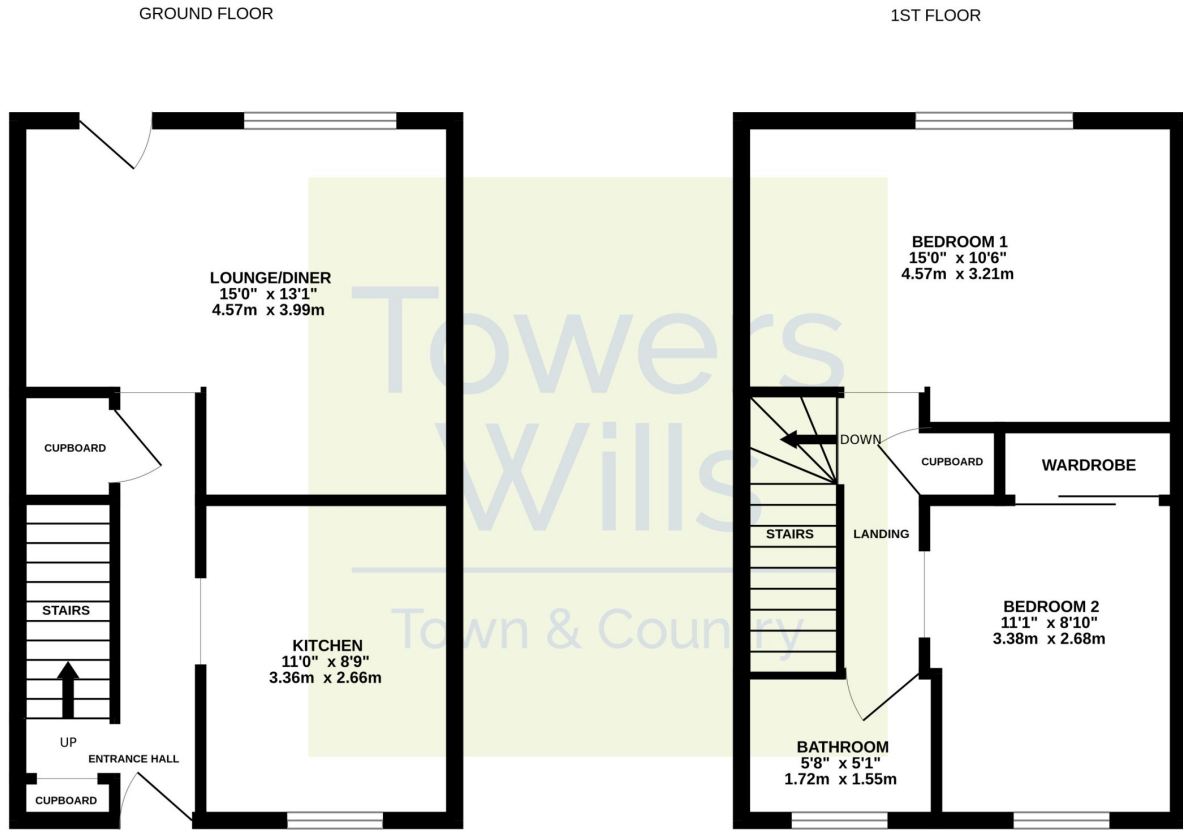
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Energy Efficiency

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 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.
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