

Towers Wills

Town & Country

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112, Montacute Road, Yeovil, Somerset BA22 8ZD

Offers Over **£265,000**

Towers Wills welcome to the market this beautifully presented, modern three bedroom family home, where internal inspection is strongly advised to fully appreciate this beautiful home. The property briefly comprises; reception hallway, kitchen/diner, utility room, cloakroom/w.c, dual aspect living room, three bedrooms, en-suite, family bathroom, parking, garage, enclosed rear garden. The property was constructed in 2020 with remaining NHBC guarantee.

Reception Hallway

Door to the front and radiator.

Cloakroom

Comprising wash hand basin, w.c and radiator.

Living Room

A spacious dual aspect family living area with window to the front, double glazed doors opening to the rear garden and two radiators.

Kitchen/Diner

A perfect area for entertaining with family and friends; once again a dual aspect open plan room with the kitchen area comprising of a range of wall, base and drawer units, work surfacing with integrated sink/drainers, integrated electric oven, integrated gas hob with cookerhood over and being open plan to the dining area.

Dining Area

With ample room for table and chair set, window to the front and radiator.

Utility Room

With wall and base units, work surfacing, plumbing for washing machine, central heating boiler and door to cloakroom.

First Floor Landing

Stairs from reception hallway, loft access, radiator, cupboard and rear aspect double glazed window.

Master Bedroom

Double glazed windows to the front and rear, two radiators, dressing area with ample room for bedroom wardrobe storage and door to en-suite.

En-suite

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

Bedroom Two

Double glazed window to the front and radiator.

Bedroom Three

Double glazed window to the rear and radiator.

Bathroom

Suite comprising bath, wash hand basin, w.c, double glazed window to the front and heated towel rail.

Outside

To the front of the property is a small area of garden, ideal for recycling storage etc.

Rear Garden

To the rear of the property is an enclosed garden, majority laid to artificial lawn for low maintenance, patio area for summer entertaining and gated

Key Features

- Built-in 2020
- Garage & Parking
- Spacious Double Fronted Home
- Beautifully Presented Throughout
- Utility Room & Cloakroom

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

rear access to the parking and garage.

Parking

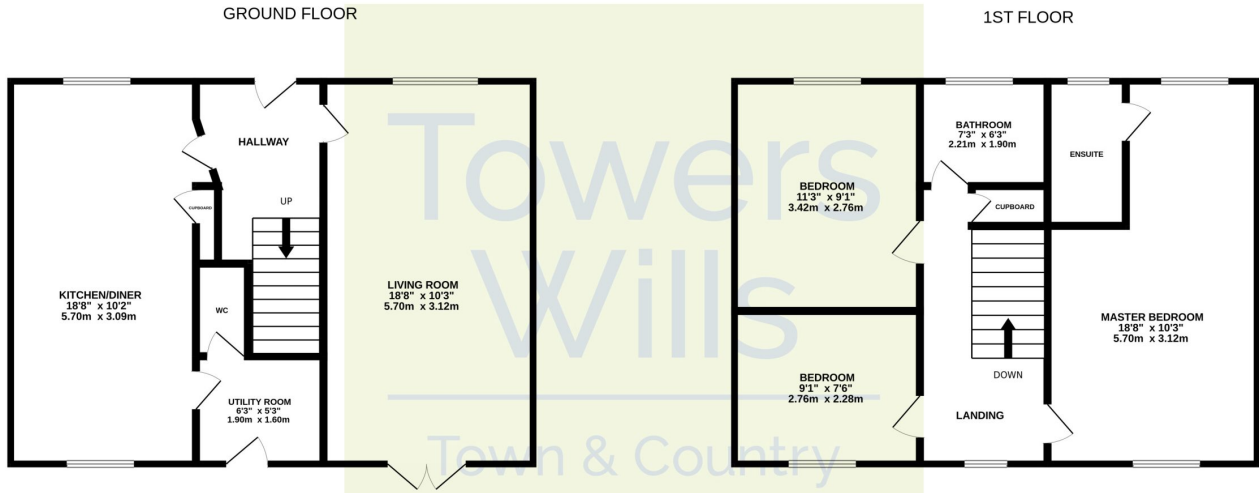
There is an allocated parking space to the rear.

Garage

With 'up and over' door.



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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