

Towers Wills

Town & Country

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



4, Pound Close, Yeovil, Somerset BA21 3SD

Offers Over **£220,000**

Towers Wills are pleased to bring this semi-detached home to market. Situated in the popular Abbey Manor Park within a cul-de-sac position, this three-bed home would make an ideal first time buy or buy to let and briefly comprises of; off-road parking, garage, lounge, kitchen/diner, conservatory, enclosed rear garden, three bedrooms and modern family bathroom. Please contact Towers Wills to arrange a viewing.

Entrance Hall

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

Lounge 3.22m x 4.52m – maximum measurements

Double glazed window to the front and radiator.

Kitchen/Diner 4.19m x 3.25m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, two double glazed windows to the rear, stable door to conservatory, space for fridge freezer, integrated gas hob with extractor over, integrated electric oven, space for washing machine, space for dishwasher, radiator, under stairs cupboard and gas combi boiler.

Conservatory 2.77m x 4.03m

Double glazed windows to the sides and rear and double glazed door to the rear.

First Floor Landing

Includes loft hatch, double glazed window to the side and cupboard which includes electric wall mounted heater.

Bedroom One 4.23m x 2.50m – maximum measurements

Two double glazed windows to the front and radiator.

Bedroom Two 3.22m x 1.92m plus door recess – maximum measurements

Double glazed window to the rear and radiator.

Bedroom Three 2.33m x 2.22m – maximum measurements

Double glazed window to the rear and radiator.

Bathroom

Suite comprising bath with mixer tap shower over, wash hand basin, w.c, heated towel rail, extractor fan and shaver point.

Front Garden

To the front the garden is largely laid to lawn with paved access path to the front door.

Rear Garden

The rear garden is mainly laid to lawn with gravel area, outside tap and gate to the rear; allowing access to single garage in separate block and parking.

Garage

With 'up and over' door, power, light and parking in front of the garage.

Key Features

- Semi-Detached
- Three Bedrooms
- Conservatory
- Off Road Parking
- Garage
- Enclosed Rear Garden

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

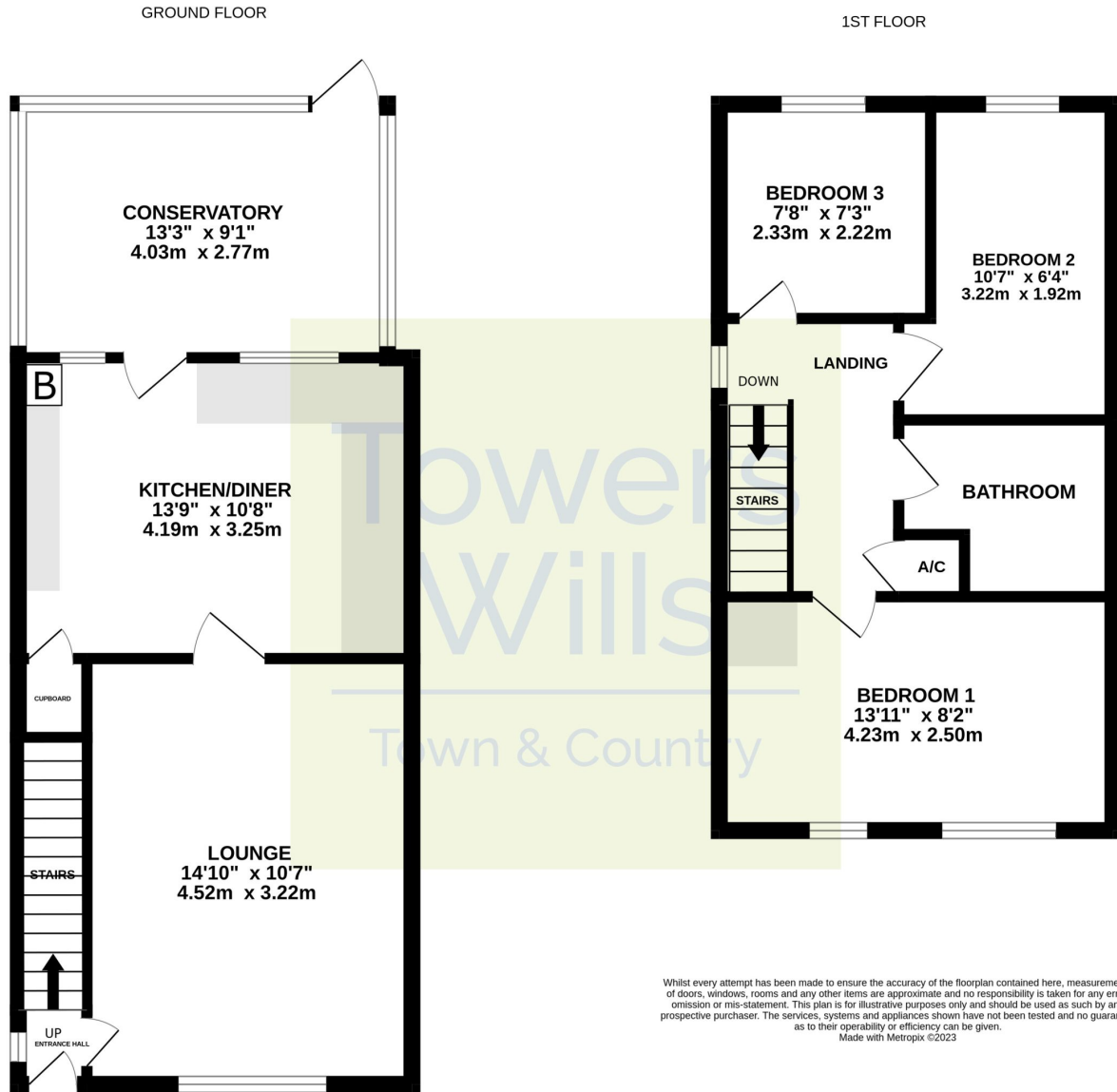
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan



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 | www.towerswills.co.uk