

Towers Wills

Town & Country

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45, Montrose Road, Yeovil, Somerset BA21 5PJ

£250,000

Towers Wills are pleased to welcome to market this well-presented end of terrace family home, an ideal first time buy or buy to let investment. The property includes; ample driveway parking, downstairs WC, good sized lounge, kitchen/diner, utility room, three bedrooms, modern family bathroom and a large rear garden.

Entrance Hall

Double glazed door and window to the front, built-in storage cupboard, radiator and additional under stairs cupboard.

Lounge 4.75m x 3.29m – maximum measurements

With double glazed window to the front and electric wall mounted heater.

Kitchen/Diner 4.78m x 3.18m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with sink/drain, double glazed French doors to the rear garden, double glazed window to the rear garden, radiator, space for American style fridge/freezer, integrated electric hob with extractor over, integrated electric oven and integrated dishwasher.

W.C

Single glazed window to rear utility area, wash hand basin, w.c and heated towel rail.

Utility Area 2.48m x 1.81m

Single glazed window to the rear, door leading to the rear garden, space for washing machine and space for dryer.

First Floor Landing

Includes loft hatch, radiator and cupboard housing the gas central heating boiler.

Bathroom

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

Bedroom One 3.58m x 3.57m – maximum measurements

Double glazed window to the front and electric wall mounted heater.

Bedroom Two 2.74m x 3.57m – maximum measurements plus recess plus alcove

Double glazed window to the rear.

Bedroom Three 2.68m x 3.02m – maximum measurements

Double glazed window to the front and electric wall mounted heater.

Front Garden

To the front is a driveway area for four cars and raised gravel bed.

Rear Garden

The rear garden is largely laid to lawn with gravel seating areas, raised vegetable beds, outside power, outside tap, storage shed and rear gate leading to additional shared parking area.

Agents Note

The property comes with leased solar panels – please contact Towers Wills for more information.

Key Features

- Well Presented Throughout
- End of Terrace
- Three Bedrooms
- Large rear garden
- Ample Parking

Contact Us

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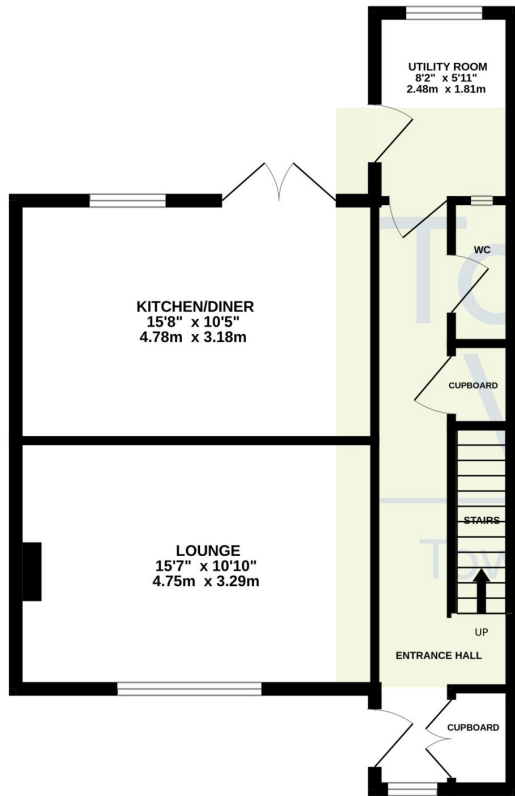
Energy Efficiency

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

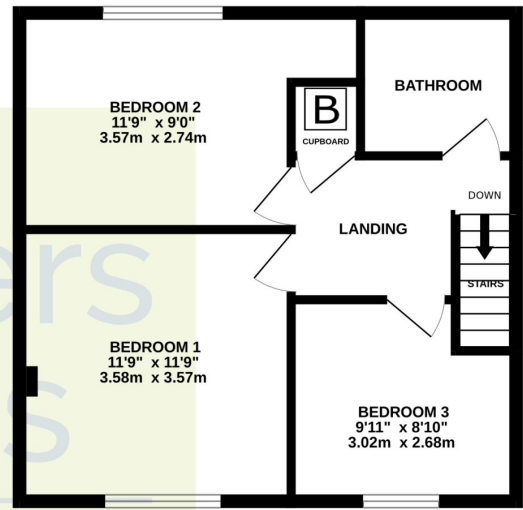


Floor Plan

GROUND FLOOR



1ST FLOOR



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Towers Wills

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