

# Towers Wills

Town & Country

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**8, Yeovil Road, Montacute, Somerset TA15 6XG**

**£270,000**

Towers Wills welcome to the market this two bedroom end terrace home, situated in the highly desirable village of Montacute. The property is in need of updating, available with vacant possession/no onward chain and briefly comprises; reception hallway, living room, dining room, kitchen, wet room, conservatory, two bedrooms, shower room, rear garden and garage.

### Reception Hallway

Double glazed door to the front and gas wall mounted heater.

### Living Room

Window to the front, gas fireplace with tiled surround and mantel and gas wall mounted heater.

### Dining Room

Double glazed patio doors through to the conservatory, gas fire with tiled surround and under stairs storage cupboard.

### Kitchen

Comprising of a range of wall, base and drawer units, work surfacing with inset stainless steel sink/drain, plumbing for washing machine, space for fridge/freezer, space for cooker and door to wet room.

### Wet Room

Comprising of shower, wash hand basin with vanity unit under, w.c, window to the rear, gas wall mounted heater and extractor fan.

### Conservatory

With door out to the rear garden.

### First Floor Landing

With stairs from reception hallway and gas wall mounted heater.

### Shower Room

Comprising of shower cubicle, wash hand basin, w.c, airing cupboard and wall mounted electric heater.

### Bedroom One

With original cast-iron Victorian fireplace and window to the front.

### Bedroom Two

With original cast-iron Victorian fireplace and window to the rear.

### Outside

There is a shared driveway which in turn leads to the garage.

### Garage

With 'up and over' door.

### Rear Garden

The rear garden is majority laid to lawn with patio area, gated rear access, garden shed, two greenhouses and in turn leads to a further patio area.

## Key Features

- NO ONWARD CHAIN
- Sought-after Village Location
- End Terrace Cottage
- Two Bedrooms
- In Need of Updating
- Rear Garden
- Garage

## Contact Us

### Towers Wills Estate

### Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

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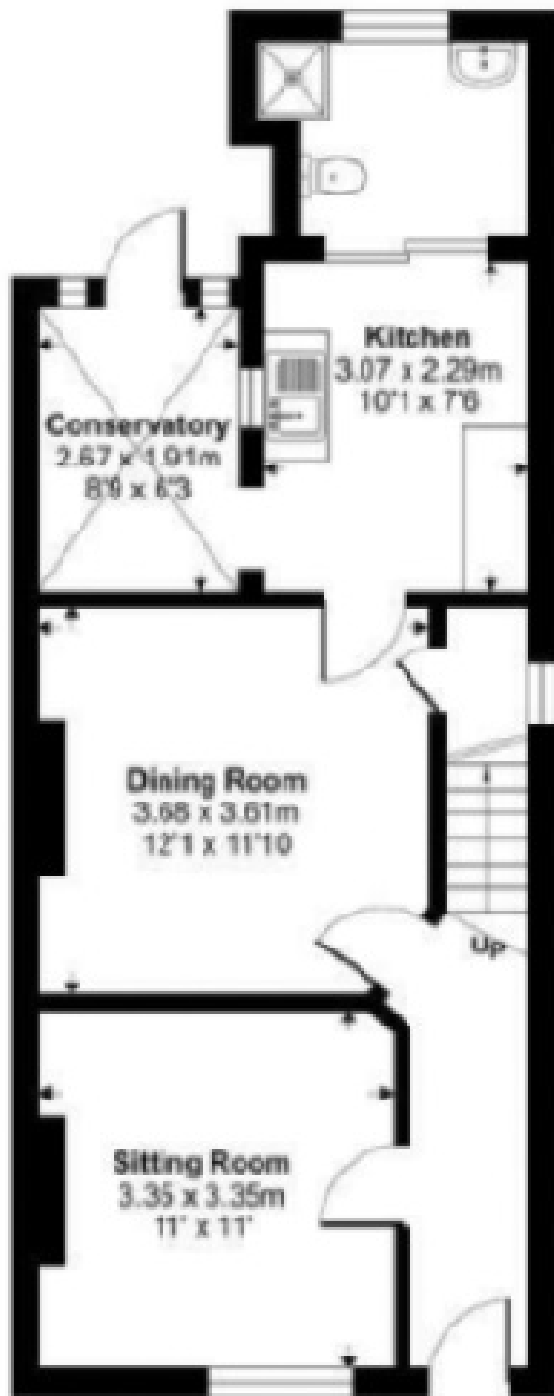
E: info@towerswills.co.uk

## Energy Efficiency

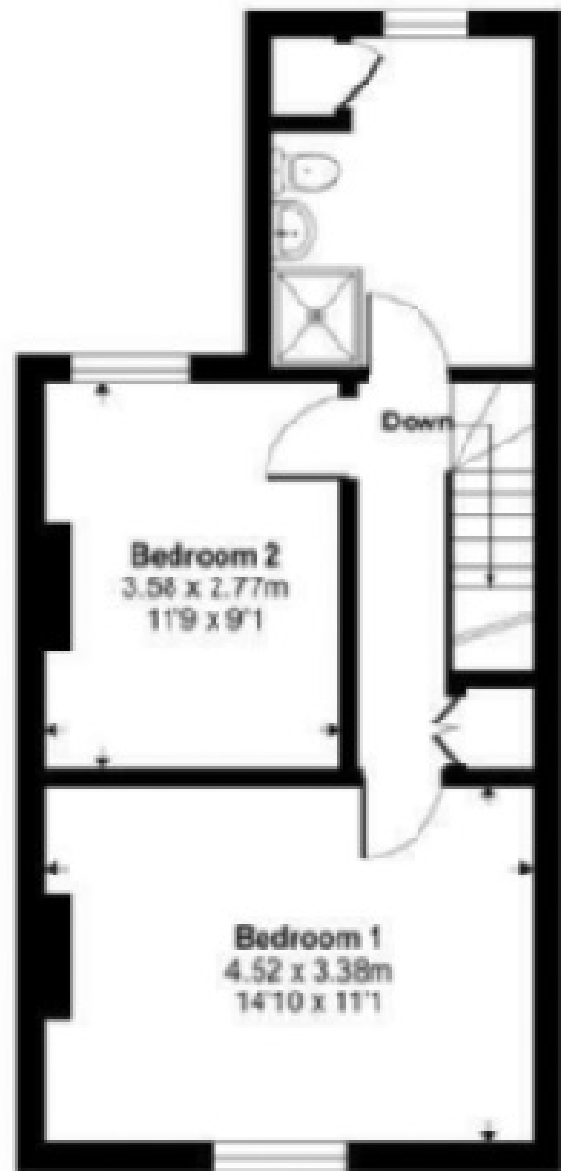
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	



# Floor Plan



Ground Floor



First Floor

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**Towers Wills**

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