

Towers Wills

Town & Country

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12, Crane Road, Yeovil, Somerset BA22 8FW

Guide Price **£220,000**

Towers Wills welcome to market this extremely well-presented terraced property, situated on the popular Agusta Park Estate, on the western side of Yeovil. Briefly comprising of; two double bedrooms, good sized lounge, kitchen/diner, family bathroom, downstairs W.C and allocated parking. Perfect for a first time buyer or investor.

Entrance Hall

Double glazed door to the front, door to downstairs W.C, door to lounge, stairs to first floor accommodation and radiator.

Downstairs W.C

0.91m x 1.48m

Double glazed window to the front, radiator, wash hand basin and W.C.

Lounge

4.59m x 2.84m

Double glazed window to the front, radiator and under stairs cupboard.

Kitchen/Diner

3.82m x 2.45m

Comprising of a range of wall, base and drawer units, work surfacing with ceramic one and half bowl sink drainer with hot and cold mixer tap, radiator, space for dishwasher, space washer/dryer, gas boiler, integrated oven, integrated four ring gas hob with extractor fan over, space for fridge freezer, space for dining room table/breakfast table, double glazed window to rear and double glazed patio doors to the garden.

First Floor Landing

Includes loft hatch.

Bathroom

1.71m x 1.93m

Suite comprising bath with shower over, wash hand basin, W.C, heated towel rail, extractor fan and shaver point.

Bedroom One

3.90m x 2.50m

Two double glazed windows to the front and radiator.

Bedroom Two

2.90m x 2.59m

Double glazed window to the rear, storage cupboard and radiator.

Rear Garden

To the rear is a low maintenance rear garden, offering a stone seating area, artificial grass and path leading to the rear gate.

Parking

There is an allocated parking space to the front of the property.

Key Features

- Well Presented Throughout
- Popular Location
- Two Double Bedrooms
- Allocated Parking
- Ideal First Time Buy/Investment Opportunity

Contact Us

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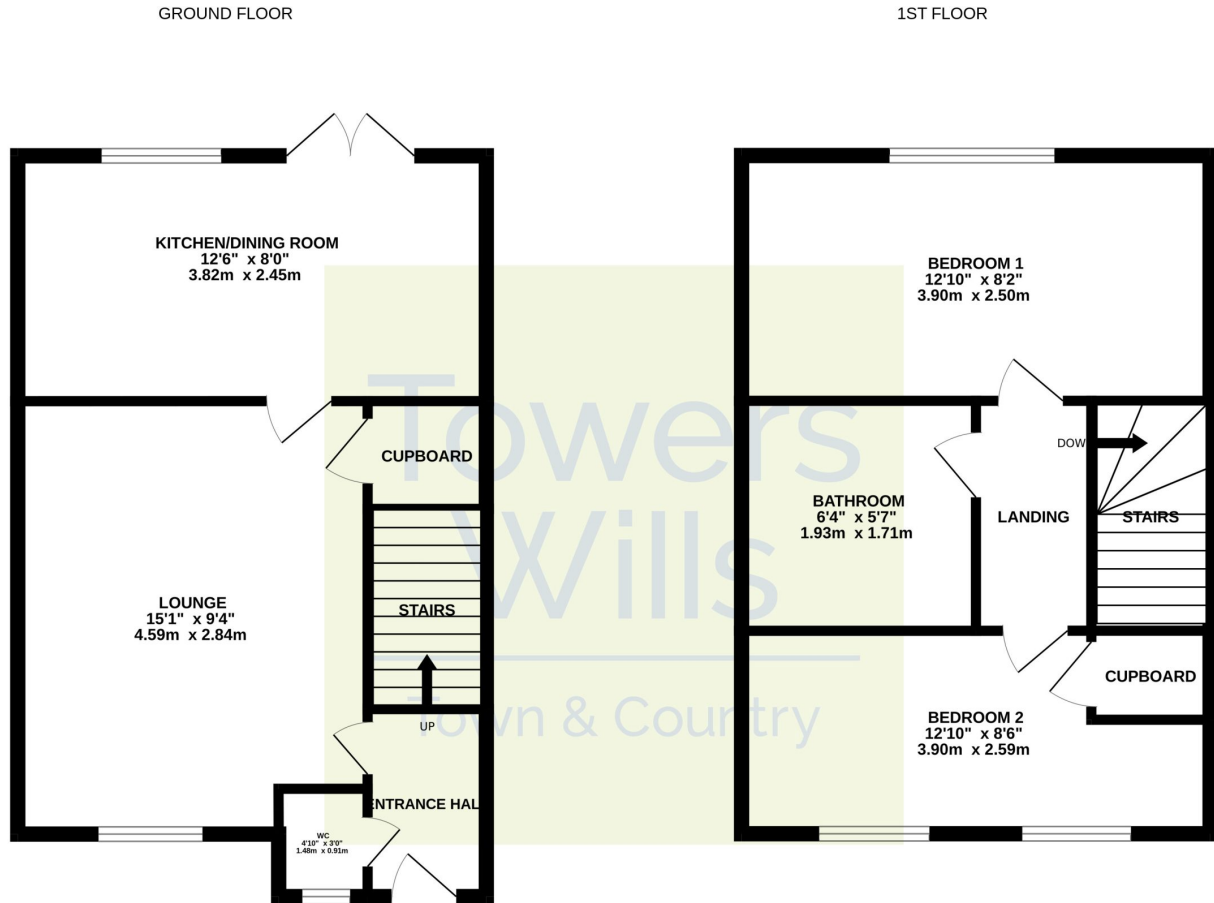
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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	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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