



260, St Michaels Avenue, Yeovil, Somerset BA21 4LZ

£250,000

Towers Wills are pleased to present this extended, three bed detached home. In need of modernisation, the property offers a fantastic opportunity for those looking at a project. The property benefits from ample driveway parking to the front accessed via an in/out driveway plus additional parking and double garage to the rear. Internally the property includes, downstairs WC, large lounge, separate dining area, kitchen, large workshop area to side offering ample potential for extensions (STP), three bedrooms (two double) and family bathroom.

Porch 0.89m x 1.84m
Double glazed door and window to the front.

Entrance Hall
Stain-glass single glazed window and door to the porch, stairs to the first floor, radiator, double glazed window to the side and under stairs cupboard which has a double glazed window to the side.

Kitchen 3.87m x 2.84m – maximum measurements
Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one bowl sink drainer, two double glazed windows to the side, radiator, space for gas cooker, space for washing machine and single glazed sliding door to the rear porch.

Rear Porch
With double glazed door to the rear garden and door to w.c.

W.C 0.82m x 1.42m
Double glazed window to the rear and w.c.

Lounge 6.04m x 3.95m – maximum measurements
Double glazed window to the rear, two radiators and sliding doors leading to the dining room.

Dining Room 4.54m x 3.83m
Double glazed window to the front, radiator, sliding doors leading to the lounge and integral door to the workshop.

First Floor Landing
Double glazed window to the side, storage cupboard and loft hatch leading to the large loft area.

Bathroom 2.83m x 2.18m
Suite comprising bath with mixer tap shower, wash hand basin, w.c, double glazed window to the rear, gas central heating boiler and radiator.

Bedroom One 3.67m x 3.93m – maximum measurements
Double glazed window to the front and radiator.

Bedroom Two 3.97m x 3.67m – maximum measurements
Double glazed window to the rear, radiator and storage cupboard.

Bedroom Three 2.86m x 2.42m – maximum measurements
Double glazed window to the front and radiator.

Main Workshop 5.43m x 5.15m – maximum measurements
Single glazed door to the front, single glazed window with secondary glazing to the front and open to second workshop area.

Second Workshop Area 4.11m x 2.81m – maximum measurements
Single glazed door to the lean-to and single glazed window to the rear.

Lean-To 3.13m x 1.77m – maximum measurements

Key Features

- Extended
- Detached
- Three Bedrooms
- In Need of Modernisation
- Large Workshop
- Ample Driveway Parking
- Double Garage

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 | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Single glazed door and window to the rear garden.

Rear Garden

The garden is predominantly a low maintenance gravel area with planted beds, fruit trees/shrubs to side and patio area. Additionally there is an outside tap to the side, wooden shed and double wooden gates leading to the double garage.

Double Garage 5.47m x 4.87m

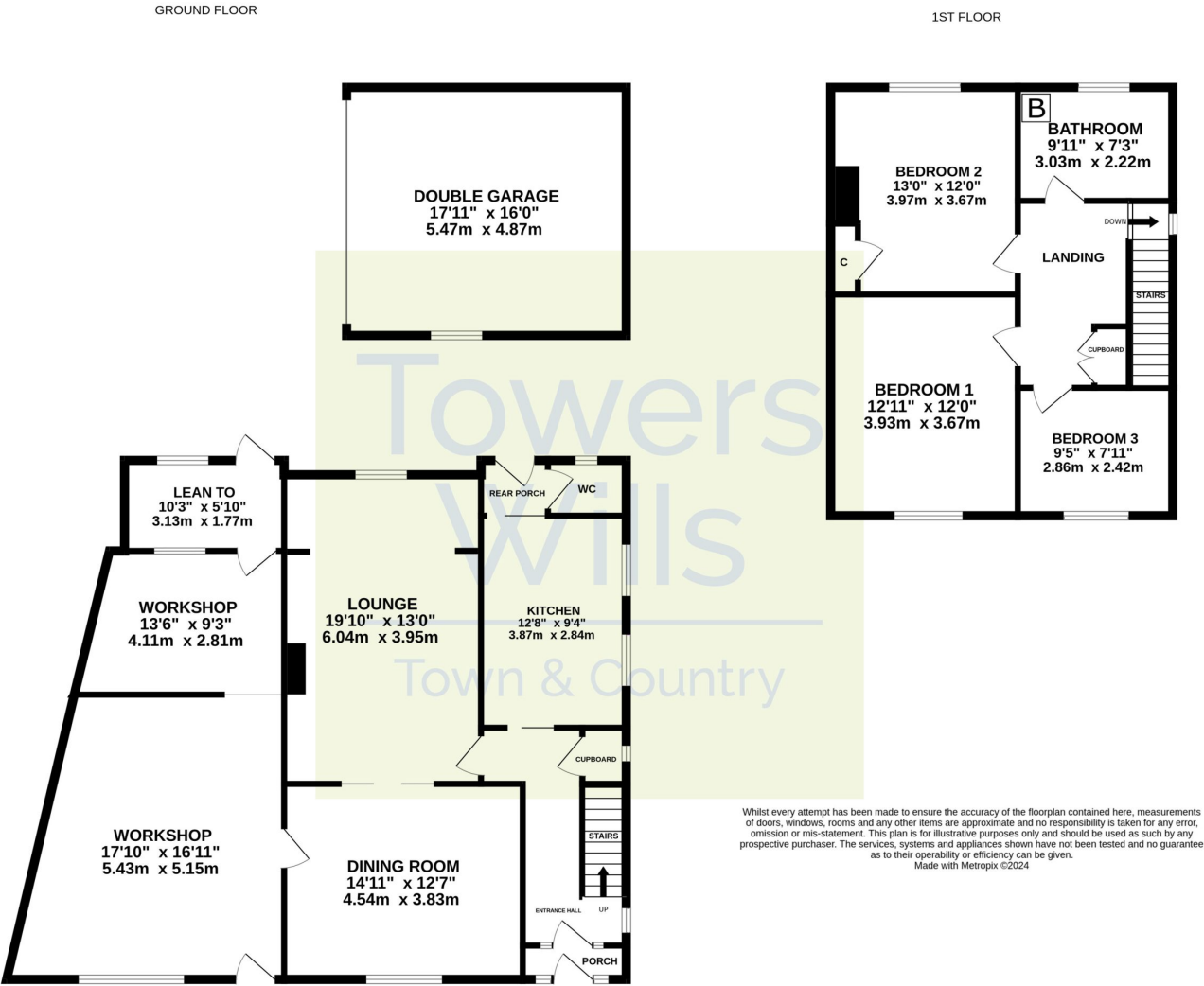
With 'up and over' door and single glazed window to the side.

Front Garden

To the front of the property is an 'in and out' gated driveway, offering ample parking and there is planted beds with mature shrubs & fruit trees.



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