

# Towers Wills

Town & Country

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**22, Long Close, Yeovil, Somerset BA21 3SF**

**£300,000**

Towers Wills welcome to the market this link detached property in the desirable Abbey Manor Park. Briefly comprising of; kitchen/diner, lounge, conservatory, additional reception/bedroom 4 (having been converted from the original garage), three double bedrooms to the first floor and family bathroom. Outside there is a driveway parking and a pleasant westerly facing rear garden.

## Entrance door leading into the hall.

**Hall** 1.33m x 1.11m (maximum measurements)

Leading to the lounge.

**Lounge** 5.62m x 4.01m (maximum measurements)

With window outlook to the front, patio doors leading into the conservatory, two radiators and door leading to bedroom four.

**Kitchen/Diner** 4.96m x 3.31m (maximum measurements)

A dual aspect room with outlook to the front and rear. Fitted with patterned worktops and white doors with a range of wall and base units. A one and a half bowl stainless steel sink drainer unit with mixer tap, space for and electric cooker, splashback and extractor hood over. Space for a slimline dishwasher, space for fridge/freezer and undercounter fridge, under stairs storage cupboard (with boiler and space for washing machine), radiator and door leading out to the side.

**Conservatory** 3.29m x 5.05m (maximum measurements)

Outlook to the rear, double doors leading out to the garden, laminate flooring and radiator.

**Bedroom Four** 5.23m x 2.13m (maximum measurements)

The current owners have converted the garage into a fourth bedroom. A dual aspect room with outlook to the front and rear and loft access.

## Landing

With window outlook to the rear.

## Bathroom

A white suite fitted with panel bath, mixer tap, shower over and side screen, hand basin mixer tap with cupboards under, WC, heated towel rail, shaver point, cupboard, hatch to roof space and window with outlook to the rear.

**Bedroom One** 2.63m x 3.27m (maximum measurements)

Two windows with outlook to the front, fitted wardrobes and radiator.

**Bedroom Two** 2.32m x 3.35m (maximum measurements)

With window outlook to the front and radiator.

**Bedroom Three** 2.28m x 3.05m (maximum measurements)

With window outlook to the rear and radiator.

## Garden

To the rear the garden is low maintenance being laid to patio, good size decked area perfect for entertaining and planted borders.

## Front

A drive provides off road parking for two vehicles and also benefits from a lawned area, shrubs and side access.

## Key Features

- Link detached
- Four bedrooms
- Desirable location
- Low maintenance rear garden
- Kitchen/Diner
- Conservatory

## Contact Us

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

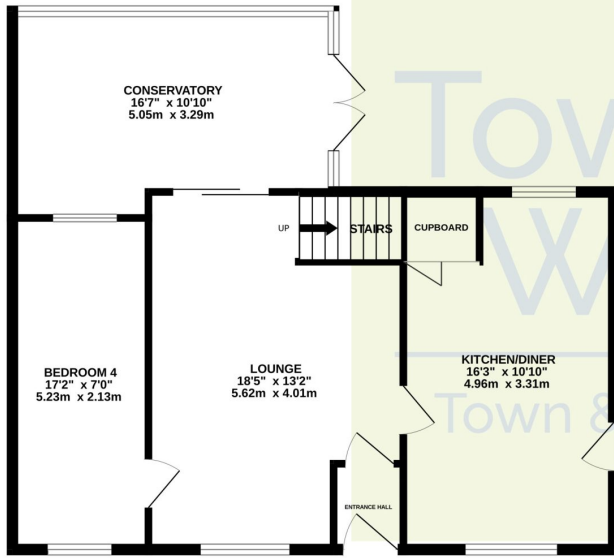




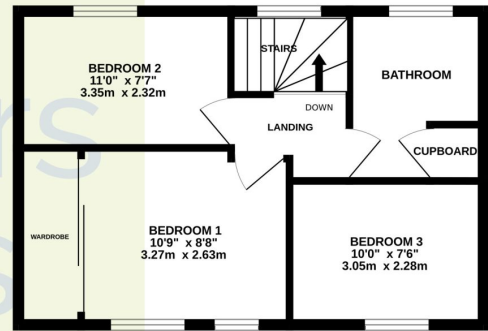


# Floor Plan

GROUND FLOOR



1ST FLOOR



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