

Towers Wills

Town & Country

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5, Ermine Street, Yeovil, Somerset BA21 3QT

Offers Over **£260,000**

Towers Wills are delighted to bring to market this well-presented townhouse style property. An ideal family home or buy to let, the property is close to local schools and amenities and benefits from off-road parking, garage, low maintenance south facing rear garden, downstairs WC, kitchen, lounge/diner, conservatory, three double bedrooms with walk in wardrobe to master, family bathroom and separate shower room.

Entrance Hall

Double glazed door to the front, radiator and cupboard.

W.C

Wash hand basin, w.c, double glazed window to the front and radiator.

Kitchen 1.84m x 3.64m

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, double glazed window to the front, space for dishwasher, space for washing machine, integrated gas hob, integrated electric oven with extractor over and space for fridge freezer.

Lounge/Diner 5.44m x 3.94m – maximum measurements

Double glazed French doors leading to the conservatory, double glazed windows to the rear, radiator and under stairs cupboard.

Conservatory 3.40m x 2.20m – maximum measurements

Double glazed patio doors to the rear, radiator and double glazed windows to the sides and rear.

First Floor Landing

Includes radiator.

Bathroom 1.90m x 1.95m – maximum measurements

Comprising of bath with mixer tap shower, wash hand basin, w.c, radiator, extractor fan and shaver point.

Bedroom Three 3.94m x 3.21m – maximum measurements

Double glazed window to the rear and radiator.

Bedroom Two 3.97m x 3.12m – maximum measurements

Two double glazed windows to the front, fitted wardrobes and radiator.

Second Floor Landing

Doors leading to bedroom one and shower room.

Shower Room 1.95m x 2.61m – maximum measurements (with restricted head height)

Comprising shower cubicle, wash hand basin, w.c, radiator, extractor fan and double glazed skylight to the rear.

Bedroom One 4.29m into recess x 3.98m into recess (with restricted head height)

Double glazed window to the front, two radiators, loft hatch and door leading to dressing room.

Dressing Room 3.04m x 1.26m

Includes radiator and cupboard with gas combi boiler.

Key Features

- NO ONWARD CHAIN
- Well Presented Townhouse
- Three Double Bedrooms
- South Facing Garden
- Off Road Parking
- Garage

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Front Garden

To the front there is a gravel area with outside tap.

Rear Garden

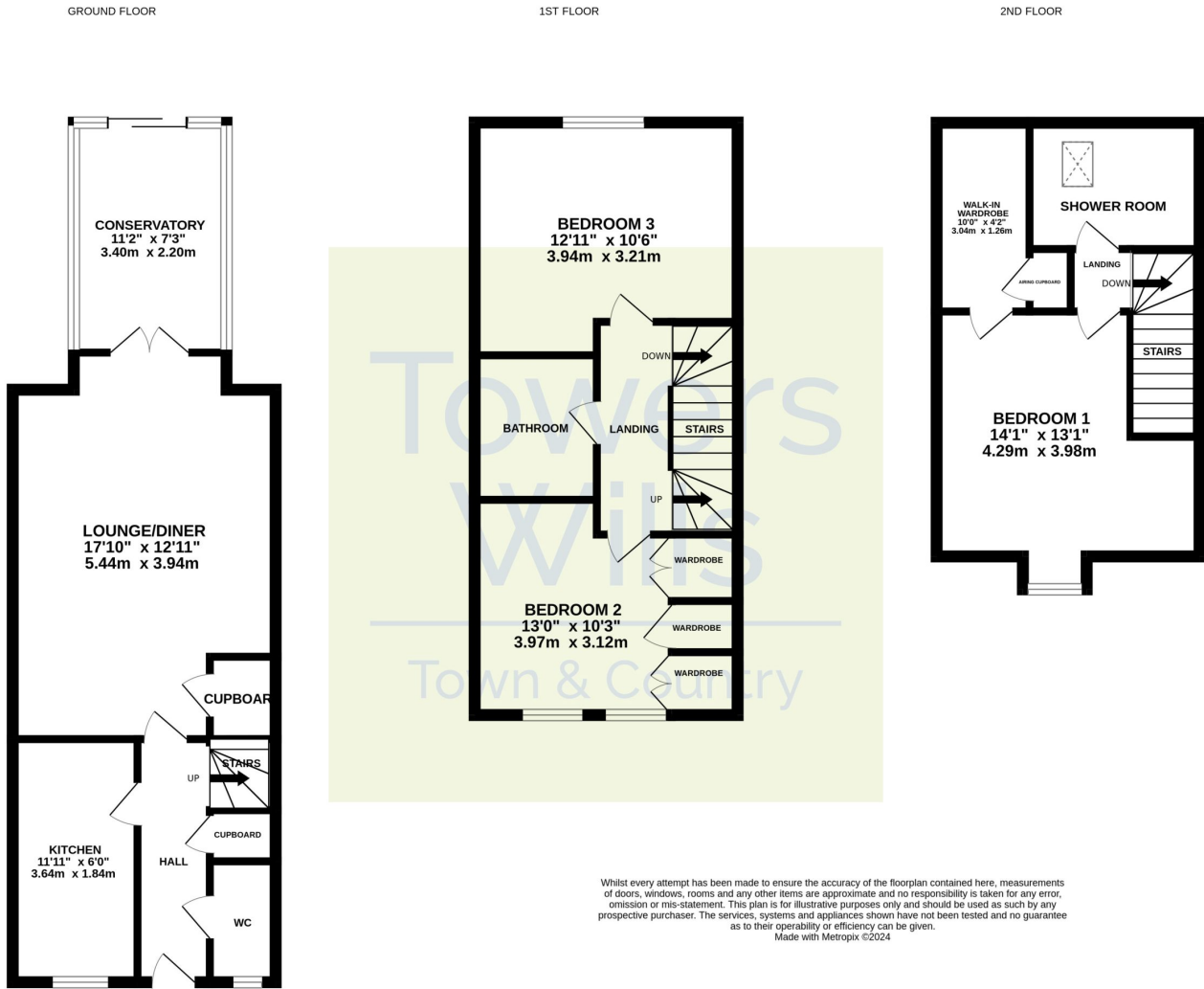
To the rear there is a decked seating area with gravelled borders and rear gate leading to the garage.

Garage

Situated in a separate block with 'up and over' door and space for one vehicle in front.



Floor Plan



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