

Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



51, Coronation Avenue, Yeovil, Somerset BA21 3DZ

£300,000

Towers Wills are delighted to welcome to market this well-presented, extended family home. The property benefits from, open plan kitchen/living area, separate dining area, lounge, additional reception room/snug/bedroom four, utility, three bedrooms to the 1st floor with family bathroom and a useable loft room currently being used as home office. Outside, ample driveway parking and a pleasant rear garden.

Entrance hall

Double glazed door to the front, double glazed window to the side, radiator, under stairs cupboard and a further cupboard housing the combination boiler.

W.C

With a window with outlook to the side, W.C, wash hand basin with part tiled splashback and radiator.

Lounge 4.08m x 3.64m (maximum measurements)
With half bay window outlook to the front and radiator.

Dining Room 3.19m x 3.27m (maximum measurements)
An open archway leading through to the kitchen, living area and benefits from a radiator.

Kitchen/Living Area 4.06m x 4.87m (maximum measurements)
A modern kitchen perfect for entertaining fitted with grey wood effect worktops and high gloss doors with a range of wall and base units. Breakfast bar/island with cupboards under, sink and mixer tap. Induction hob with extractor fan over, integrated oven, integrated microwave, integral dishwasher and radiator. Also benefiting from two sky lights and bi-fold doors leading out to the rear garden.

Utility Room 4.39m x 2.11m (maximum measurements)
A large utility room with space for American style fridge/freezer with cold water feed, double glazed door leading out to the side, extractor fan, space for washing machine and tumble dryer.

Second Reception Room/Snug/Bedroom Four 3.50m x 3.63m (maximum measurements)
With French doors leading out to the side and radiator.

Landing
With window outlook to the side and loft hatch.

Bedroom One 4.26m x 3.16m (maximum measurements)
With half bay window outlook to the front, fitted wardrobes and radiator.

Bedroom Two 3.20m x 3.72m (maximum measurements)
With window outlook to the rear, radiator, airing cupboard (with radiator) and stairs leading to the loft room.

Loft Room 3.55m x 3.75m (restricted head height)
Velux window with outlook to the rear and eaves storage.

Bedroom Three 2.37m x 2.26m
With window outlook to the front and radiator.

Bathroom

A modern white suite fitted with panel bath, mixer tap, shower over and side screen, W.C, wash hand basin vanity unit with mixer tap and

Key Features

- Extended family home
- Three bedrooms
- Well-presented throughout
- Popular location
- Garden
- Off road parking

Contact Us

**Towers Wills Estate
Agents - Yeovil**
114, Hendford Hill
Yeovil
Somerset
BA202RF
T: 01935 577032
E: info@towerswills.co.uk

cupboard under, heated towel rail and window with outlook to the rear.

Garden

A good size rear garden being mostly laid to lawn with planted borders, gravel seating area, further patio, outside hot and cold tap and side gate.

Parking

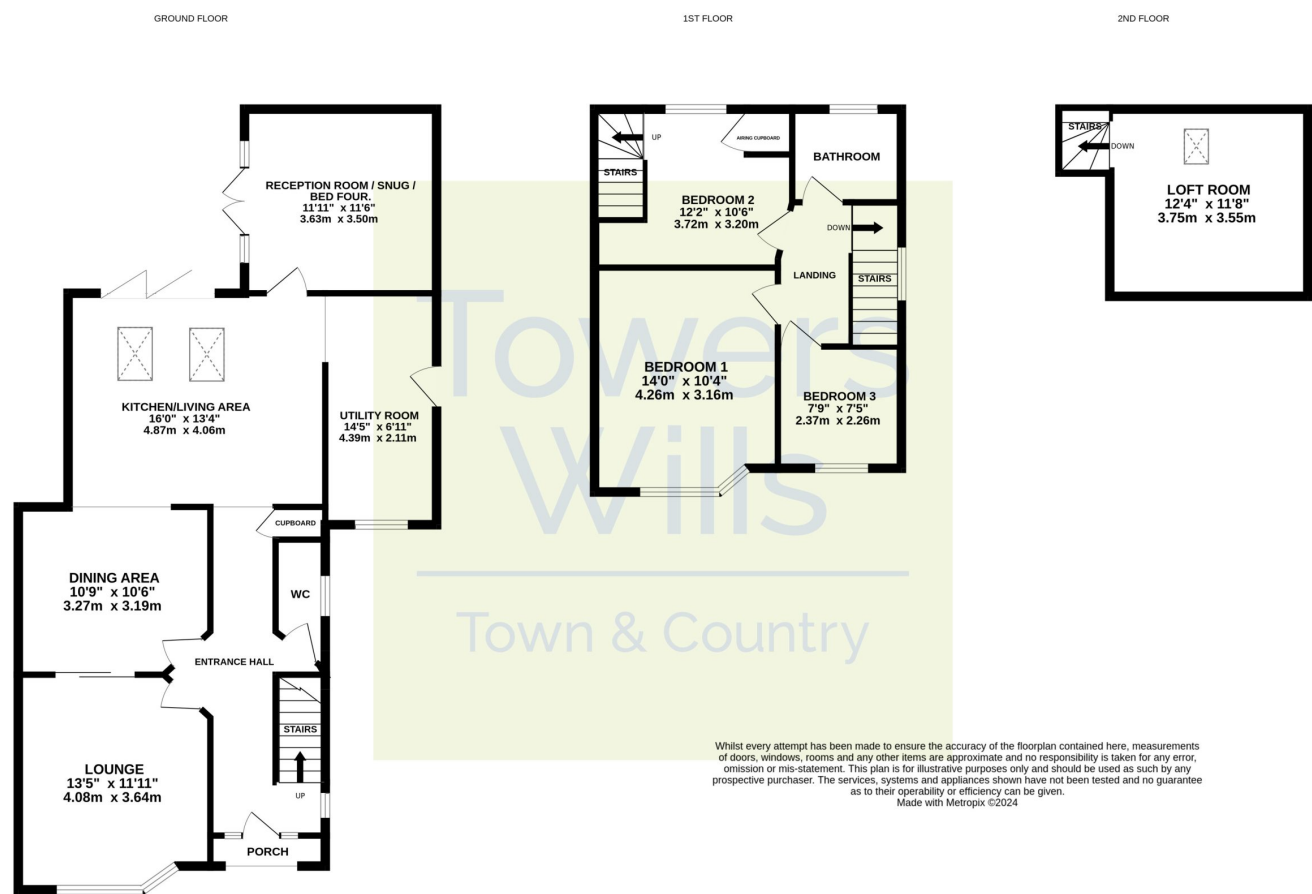
A block paved drive provides off road parking for several vehicles, water tap and side gate.

Agents Notes

The vendor has advised us that the property is connected to fibre internet.



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