

Towers Wills

Town & Country

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17, Cook Road, Yeovil, Somerset BA21 5EX

Offers Over **£190,000**

Towers Wills welcome to market this well-presented terraced home situated on the popular Wyndham Park Estate. The property briefly comprises of; downstairs WC, kitchen, lounge/diner, two double bedrooms with master en-suite and family bathroom. Outside a low maintenance rear garden and garage with allocated parking space. An ideal first time buy or buy to let investment.

Entrance Hall

Double glazed door to the front, radiator and cupboard.

W.C

Double glazed window to the front, radiator, wash hand basin, w.c and extractor fan.

Kitchen 3.07m x 1.90m

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

Lounge/Diner 5.49m plus door recess x 3.85m – maximum measurements

Double glazed French doors to the rear, radiator and stairs leading to the first floor.

First Floor Landing

Includes loft hatch.

Bathroom 1.92m x 1.90m

Suite comprising bath, wash hand basin, w.c, radiator and extractor fan.

Bedroom One 3.77m x 3.86m – maximum measurements

Double glazed window to the rear, built-in cupboard, radiator and freestanding mirrored wardrobe.

En-suite

Comprising shower cubicle with electric shower, wash hand basin, w.c, radiator and extractor fan.

Bedroom Two 2.57m x 3.87m – maximum measurements

Double glazed window to the front, radiator and freestanding mirrored wardrobes.

Outside

To the front of the property is a gravelled bed. To the rear is a patio seating area with gravelled areas and rear gate.

Garage 5.60m x 2.54m – maximum measurements

There is a garage located to the rear of the property with 'up and over' door, double glazed window to the rear and parking space in front of the garage.

Agents Note

The vendor has advised Towers Wills of the Wyndham Park maintenance charge of approximately £56 per 6 months. Please also note the white goods including washing machine and fridge freezer are available with the property along with freestanding mirrored wardrobes in both bedrooms.

Key Features

- Well Presented
- Popular Wyndham Park Development
- Two Bedrooms
- Master En-suite
- Low Maintenance Rear Garden
- Garage & Parking

Contact Us

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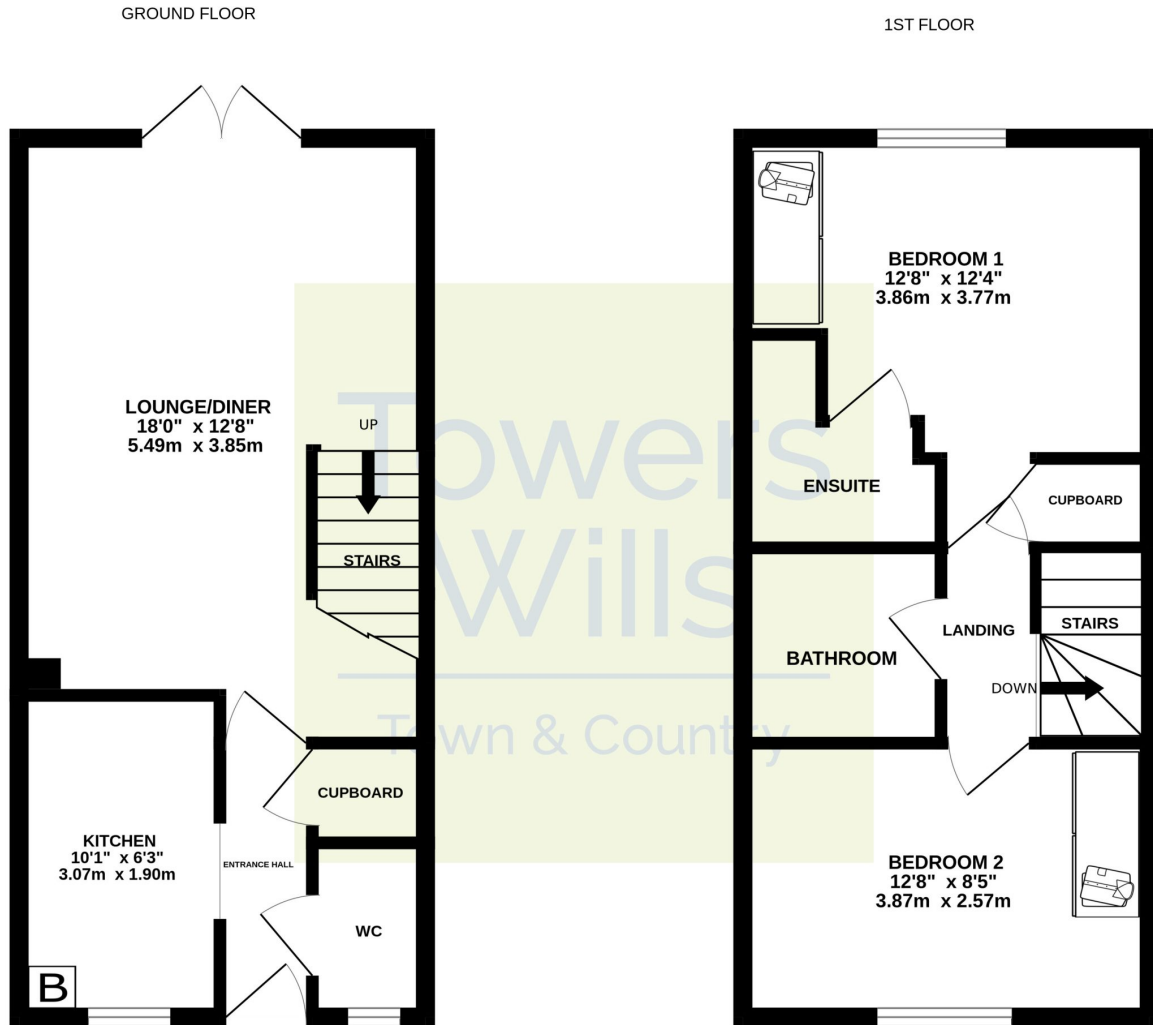
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 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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Towers Wills

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