

# Towers Wills

Town & Country

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



88, Rowan Way, Yeovil, Somerset BA20 2NS

**£260,000**

Towers Wills are pleased to bring to market this well-presented EXTENDED four bed semi-detached home, situated within a sought-after cul-de-sac location and benefiting from; four bedrooms, living area, dining area, extended kitchen, off-road parking and a well maintained rear garden with decking area and side access.

### Entrance Porch

With double glazed door to the front, sliding door to bedroom four/study and door to living room.

### Bedroom Four/Study 2.11m x 2.98m

Double glazed window to the front, radiator and door to the w.c.

### Downstairs w.c 1.09m x 1.88m

With low level w.c, wash hand basin and storage cupboard.

### Living Room 3.37m x 4.40m

Double glazed door to the front, stairs to the first floor, radiator and opening to the dining area.

### Dining Area 2.15m x 2.68m

With double glazed door to the rear, radiator and door to the kitchen.

### Kitchen 5.14m x 3.02m

Comprising of a range of wall, base and drawer units, work surfacing with sink/drain, space for fridge freezer, space for washing machine, space for tumble dryer, integrated oven with four ring hob and cookerhood over, radiator, boiler, double glazed window to the rear and double glazed door leading to the garden.

### First Floor Landing

Airing cupboard, loft access and radiator.

### Bedroom One 3.03m x 3.65m

Double glazed window to the front and radiator.

### Bedroom Two 2.93m x 2.61m

Double glazed window to the rear, storage cupboard and radiator.

### Bedroom Three 2.71m x 2.57m

Double glazed window to the front and radiator.

### Family Bathroom 2.18m x 2.14m

Suite comprising tiled bath with shower over, wash hand basin, low level w.c, wall mounted heated towel rail, double glazed window to the rear, extractor fan and spotlights.

### Rear Garden

There is a low maintenance rear garden with access via the side, patio area, artificial grass and raised decking area. There is an additional mature sloped garden area.

### Parking

There is off road parking to the front.

## Key Features

- EXTENDED
- Semi-detached
- Three/Four Bedrooms
- Sought-after Location
- Rear Garden
- Driveway

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill  
Yeovil

Somerset  
BA202RF

T: 01935 577032

E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)



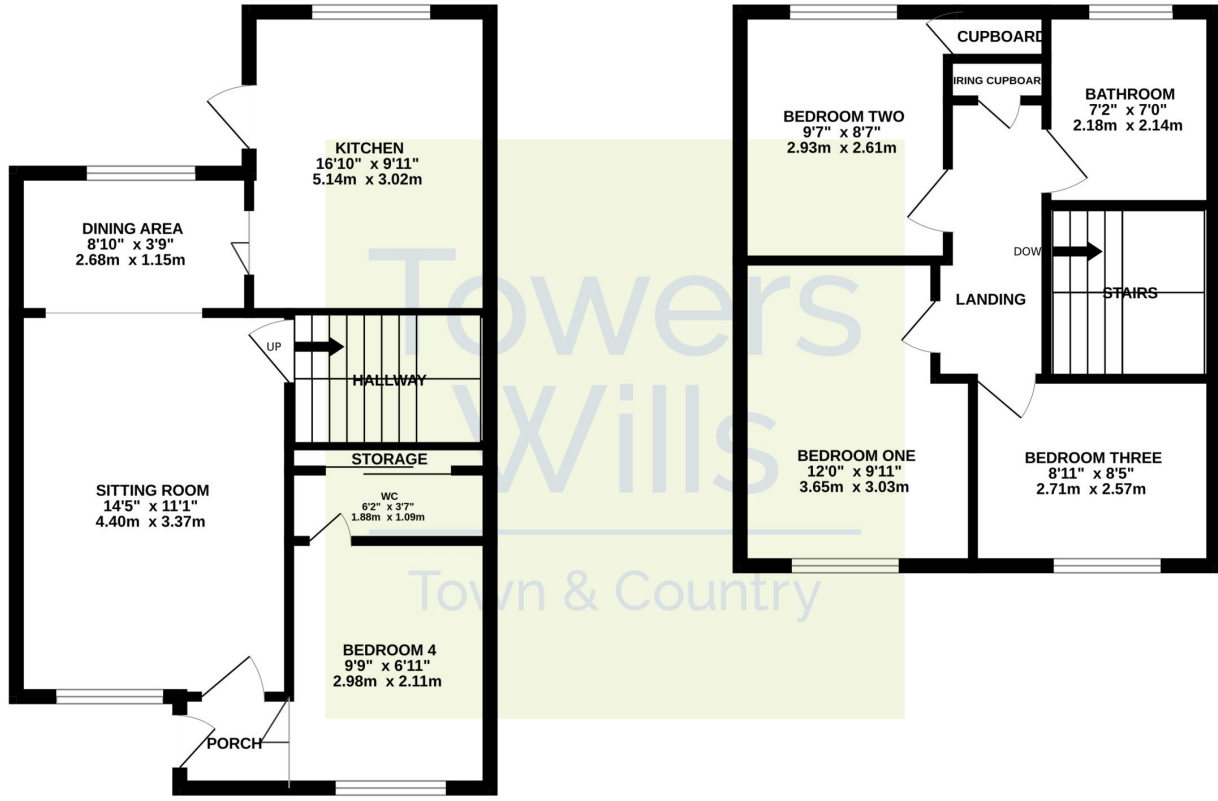




# Floor Plan

GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2024

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