

# Towers Wills

Town & Country

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**4, Hallett Gardens, Yeovil, Somerset BA20 1BH**

**Guide Price £180,000**

Towers Wills are pleased to offer to market this wonderful two bedroom property perfect for a First Time Buyer's or Investor. The house briefly comprises of; entrance hall, lounge, separate dining/breakfast room, recently fitted kitchen, two double bedrooms, modern bathroom and low maintenance patio area. The property is conveniently located with many local amenities including shops, primary school and within walking distance of the town centre.

### Entrance Hall

Double glazed door to the front, stairs to the first floor, laminate floor and radiator.

### Dining Room 3.24m x 2.96m

Double glazed window to the front, laminate floor and radiator.

### Lounge 3.43m x 3.66m

Double glazed patio doors to the garden, laminate floor, radiator and under stairs cupboard.

### Kitchen 3.69m x 3.60m

Comprising of a range of wall, base and drawer units, wooden work surfacing with porcelain sink and mixer tap, space for fridge freezer, space for washing machine, integrated oven with four ring induction hob and cookerhood over, wall mounted heated towel rail, wall mounted boiler, radiator and double glazed window to the side.

### First Floor Landing

Loft access.

### Bedroom One 3.01m x 4.00m

Double glazed window to the front, laminate floor, radiator and built-in wardrobe.

### Bedroom Two 2.36m x 3.62m

Double glazed window to the rear, laminate floor and radiator.

### Bathroom 1.87m x 2.30m

Suite comprising white panel bath with shower over, wash hand basin with vanity unit, low level w.c, wall mounted heated towel rail, laminate flooring and double glazed window to the rear.

### Rear Garden

There is a low maintenance rear garden, being mainly laid to patio and offering convenient outdoor space.

## Key Features

- Within Walking Distance of the Town Centre
- Well Presented Throughout
- Two Double Bedrooms
- Low Maintenance Rear Garden

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill  
Yeovil

Somerset

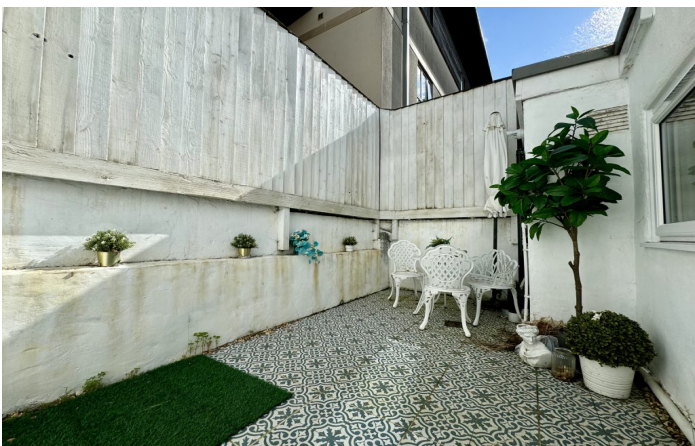
BA202RF

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## Energy Efficiency

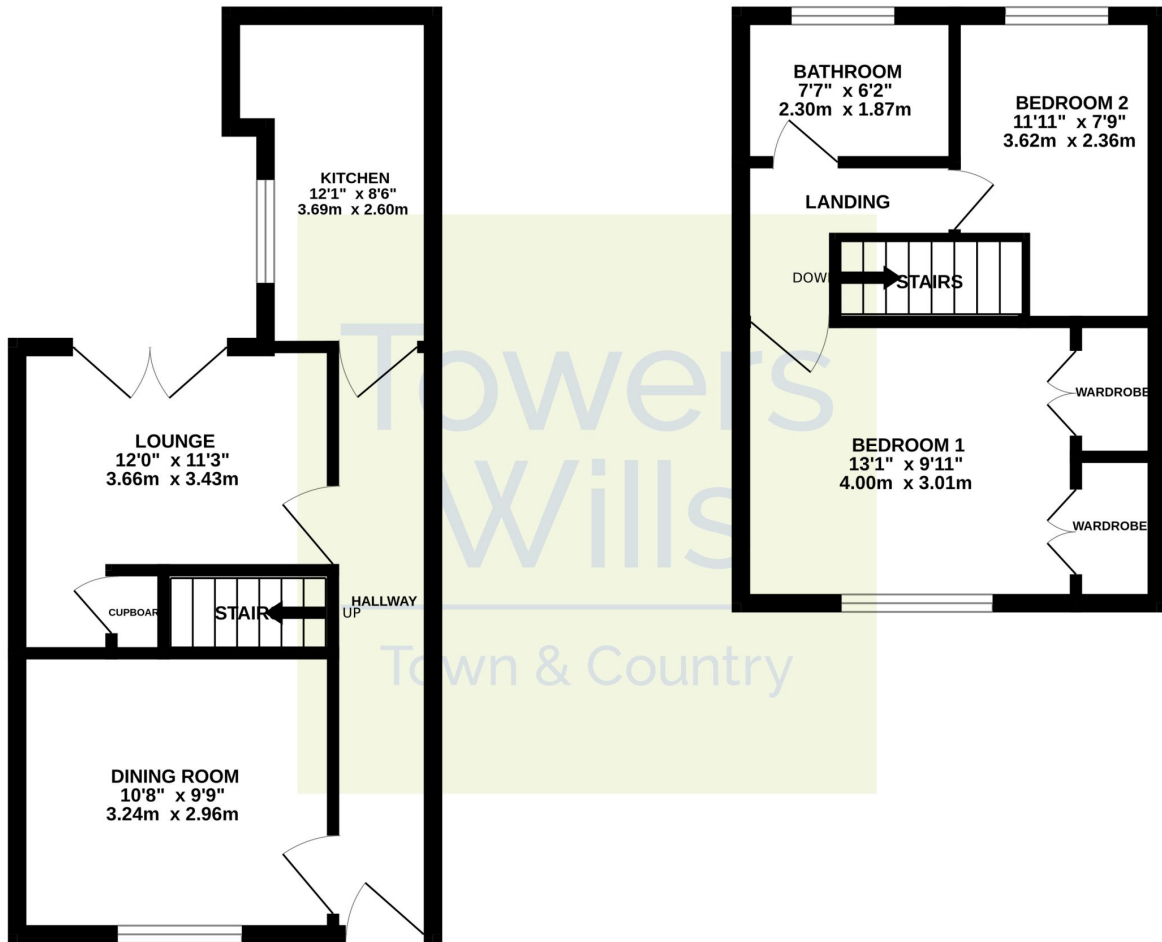
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



# Floor Plan

GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.

1ST FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.

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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