

# Towers Wills

Town & Country

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**17, Larkspur Crescent, Yeovil, Somerset BA21 3HL**

**Guide Price £120,000**

Towers Wills are pleased to welcome to market this spacious one bedroom first floor apartment offering a superb opportunity for first time buyers or investors. Briefly comprising of entrance hall, kitchen, good size lounge / diner, large bedroom and bathroom. There is a parking area at the front and a communal area with cupboard. The property also benefits from NO FORWARD CHAIN.

## Entrance Hall

With intercom system, storage cupboard, cupboard housing with boiler and telephone point.

## Kitchen 2.99m x 2.38m

Comprising of a range of wall, base and draw unit, fitted with pattern worktops, stainless steel sink drainer unit with mixer tap. Induction hob with electric oven and cooker hood over. Space for washing machine, tumble dryer and fridge freezer. Double glazed window to front.

## Lounge/Diner 4.43m x 3.07m

Double glazed window to rear, radiator and TV point.

## Master Bedroom 4.43m x 2.90m

Double glazed window to rear, fitted wardrobes and radiator.

## Family Bathroom 1.92m x 2.30m

Fitted with a white bathroom suite comprising, W/C, pedestal wash hand basin, part tiled walls, wall mounted heated towel rail and double glazed window to front.

## Outside

The flat also benefits from a storage cupboard in the communal area

## Key Features

- First Floor Apartment
- One Double Bedroom
- Well Presented
- Gas Central Heated & Double Glazed
- Communal Parking
- No Forward Chain

## Contact Us

### Towers Wills Estate Agents - Yeovil

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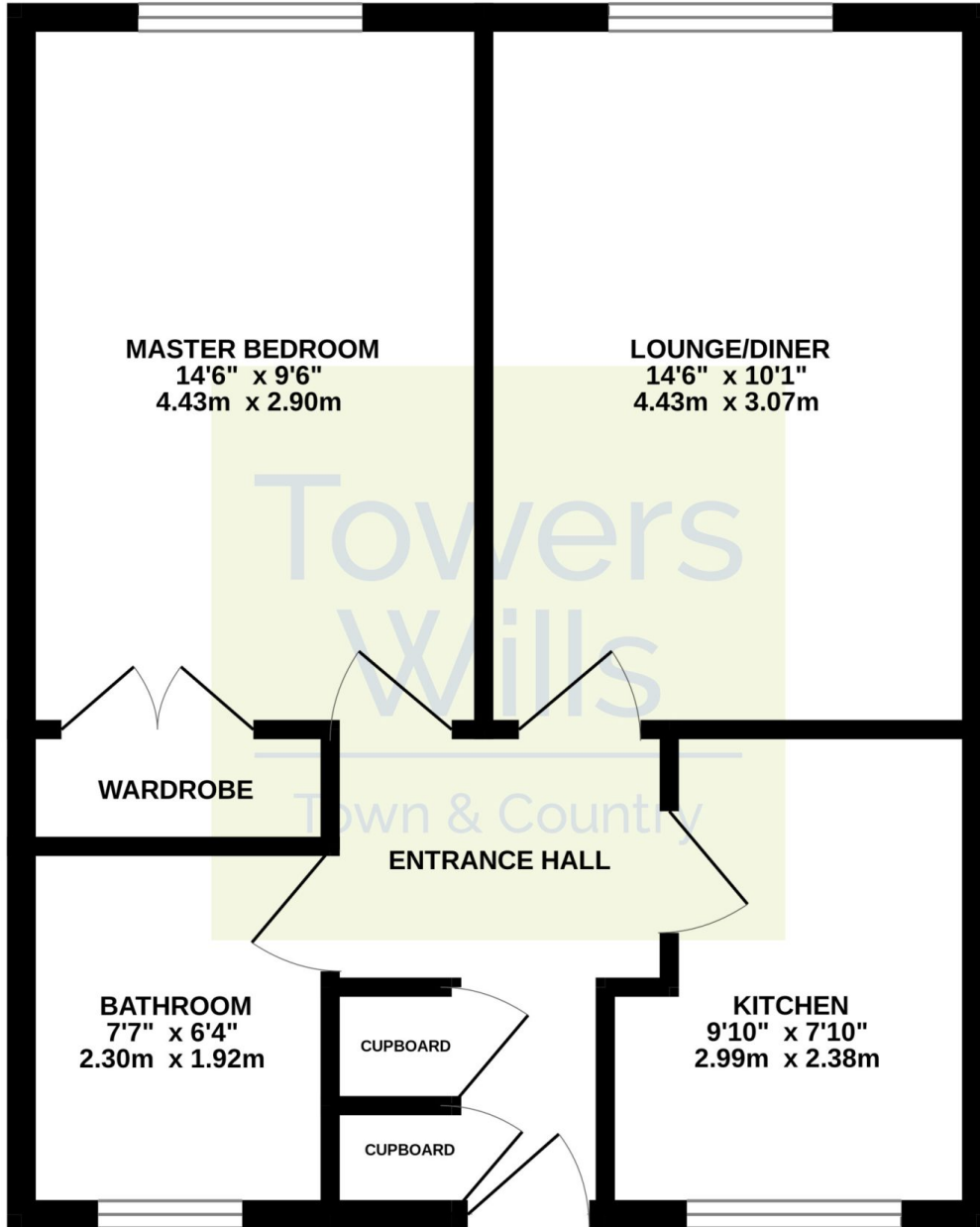
## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Floor Plan

## GROUND FLOOR



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