

Towers Wills

Town & Country

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37, Abbots Meade, Preston Road, Yeovil BA21 3PJ

Guide Price £400,000

Towers Wills are pleased to bring to market this spacious and well presented four double bedroom semi-detached home set in a popular residential location. The property briefly comprises entrance, downstairs W/C, lounge, kitchen/diner, utility room, four double bedrooms including master bedroom with en-suite, family bathroom, enclosed rear garden, garage and off road parking. Situated in an exclusive small development and offers close proximity to many local amenities including local shops, schools and retail park.

Entrance Hall

Double glazed door to front, Double glazed window to front, radiator, coved ceiling, doors to downstairs accommodation and stairs leading to first floor.

Downstairs Cloakroom 1.86m x 1.90m

Comprising W/C, wash basin, wall mounted electric heater, coved ceiling, double glazed window to front and radiator.

Lounge 5.31m x 3.62m

Double glazed window to front, double glazed sliding patio doors leading to rear garden, electric wall mounted fire with wooden outer & mantle, TV point, phone point, two radiators and coved ceiling.

Kitchen/Diner 5.30m x 4.97m

Modern well fitted kitchen offering a range of wall, base and draws units. Comprising inset single drainer, 1 ½ bowl sink unit with mixer tap, tiled surround and rolltop work surface. Central island with built in 5 ring gas hob and extractor hood over. Built in oven & grill. Space for dishwasher, space for upright fridge/freezer. Three radiators. Coved ceiling. Phone point. Three double glazed windows, two to the front & one to the rear. Door to the utility room.

Utility Room 1.82m 2.08m

Comprising inset stainless steel single drainer, single sink unit with mixer tap, cupboards & drawers below. Space for washing machine. Wall mounted cupboards. Wall mounted Worcester boiler. Coved ceiling. Vinyl flooring. Double glazed door leading to rear garden.

First Floor Landing

Doors to upstairs accommodation, double glazed window to front, built in double fronted airing cupboard which also houses the hot water tank, coved ceiling and radiator.

Master Bedroom 3.43m x 3.61m

Double glazed window to front, built wardrobes, radiator, coved ceiling and door leading to the en-suite shower room.

En-Suite 1.77m x 1.48m

Comprising corner shower cubicle with wall mounted electric shower, W/C, wash hand basin with vanity unity tiled surround, extractor fan, tiled floor, partly tiled walls, double glazed window to rear.

Bedroom Two 2.94m x 3.57m

Double glazed window to side, built in double fronted wardrobe, radiator and coved ceiling.

Bedroom Three 2.27m x 3.86m

Double glazed window to rear, radiator and coved ceiling.

Bedroom Four 2.32m x 3.36m

Key Features

- Semi-Detached House
- Four Double Bedrooms
- Master En-Suite
- Gas Central Heated & Double Glazed
- Garage & Off Road Parking
- Well Presented Throughout

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Double glazed window to front, radiator and coved ceiling.

Family Bathroom

White suite comprising bath with mixer tap and wall mounted shower, W/C, wash hand basin with vanity unit, tiled surround, extractor fan, vinyl flooring, wall mounted electric heater, coved ceiling and radiator.

Outside

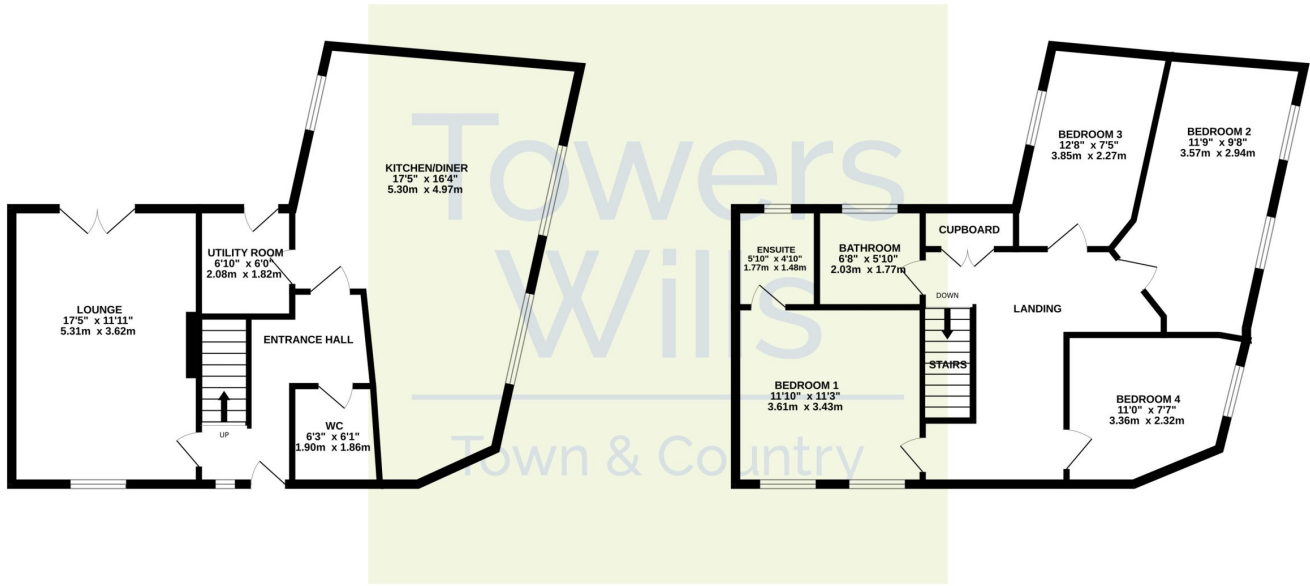
To the rear you will find a raised decked area providing an ideal seating area with paved steps down to the lower level. Outside tap. The garden is enclosed by fencing with gates leading to the front and rear. The garden is mainly laid to lawn with a mixture of mature flowerbeds and shrubs. The rear gate provides access to the garage and parking area.



Floor Plan

GROUND FLOOR

1ST FLOOR



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