

# Towers Wills

Town & Country

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



**11, Stiby Road, Yeovil, Somerset BA21 3EE**

**£280,000**

Towers Wills welcome to market this semi-detached family home situated close to local amenities and less than a mile from local secondary school, college and Yeovil hospital. The property briefly comprises of driveway parking, tandem double garage/workshop, downstairs WC, open plan kitchen/diner, separate lounge, modern conservatory (with utility area), four bedrooms, family bathroom, gas central heating and a low maintenance rear garden.

## Entrance Hall

Double glazed door to the side, radiator and under stairs cupboard.

## Lounge 3.68m x 5.85m - maximum measurements

Double glazed window to the front, radiator and electric fireplace.

## Downstairs W.C

Double glazed window to the side, wash hand basin and w.c.

## Open Plan Kitchen/Diner

### Dining Area 3.54m x 2.92m - maximum measurements

Double glazed patio doors to the conservatory.

### Kitchen Area 2.99m x 2.78m - maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with one and a half bowl sink drainer, single glazed window to conservatory, integrated electric oven, integrated electric grill, integrated electric hob with extractor over, under counter freezer and fridge and dishwasher.

## Conservatory

Double glazed door to the rear garden, double glazed door to side and carport, double glazed windows to the rear, single glazed door to carport, power and light, washing machine, dryer and space for fridge freezer.

## First Floor Landing

With airing cupboard and loft hatch.

## Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, double glazed window to the side, radiator and shaver point.

### Bedroom One 3.62m x 3.01m

Double glazed window to the front, radiator and freestanding wardrobe.

### Bedroom Two 3.41m x 3.02m

Double glazed window to the rear and radiator.

### Bedroom Three 3.64m x 2.73m

Double glazed window to the front, radiator and freestanding wardrobe.

### Bedroom Four 2.47m x 2.73m

Double glazed window to the rear and cupboard housing central heating boiler.

## Front Garden

To the front of the property is a low maintenance hardstanding area with block driveway to the side and carport/garage.

## Carport 5.27m x 2.74m

There is a carport to the side with 'up and over' door to the front, power and light. Opening to the garage/workshop.

## Key Features

- Semi-Detached House
- Four Bedrooms
- Double Garage/Workshop
- Low Maintenance 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)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Garage/Workshop** 5.90m x 4.31m - L-shape

Includes power, light, double wooden doors to the garden and double glazed door to the rear garden.

**Rear Garden**

There is a low maintenance rear garden with planted beds and personal door leading to the garage.



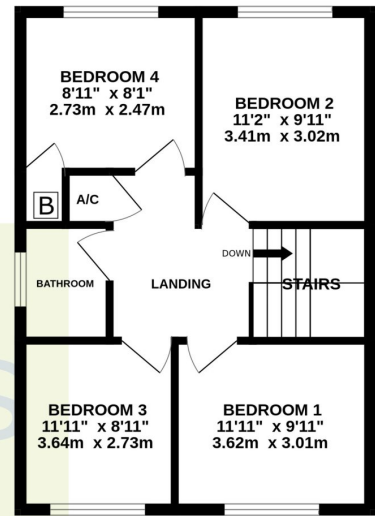
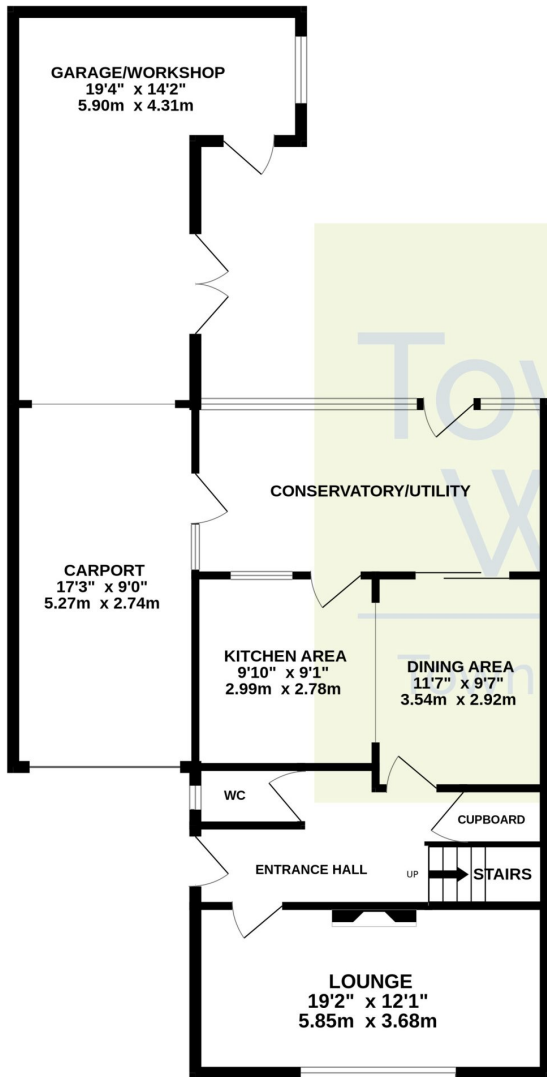




# Floor Plan

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

**Towers Wills**

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)