

# Towers Wills

Town & Country

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2, Barlynch Court, Yeovil, Somerset BA21 3TT

**£230,000**

Towers Wills welcome to the market this immaculately presented two-bedroom semi-detached home, situated in a set back position within Abbey Manor Park. The property has been hugely improved by the existing owner, is offered for sale in excellent condition throughout and briefly comprising; reception hallway, refitted kitchen, lounge/diner, two bedrooms, refitted bathroom, driveway, garage, and enclosed rear garden. Improvements include a new gas central heating system, new double-glazed windows and new doors throughout.

## Reception Hallway

Double glazed door to the front and radiator.

## Kitchen

Recently refitted with modern wall, base and drawer units, marble effect work surfacing with inset sink/drain, integrated electric oven, integrated gas hob with cooker hood over, integrated dishwasher, integrated fridge/freezer, space/plumbing for washing machine, and double glazed window to the front.

## Lounge/Diner

A spacious living area with double doors opening out to the rear garden, radiator, and stairs to first floor landing.

## First Floor Landing

With loft access.

## Bedroom One

With double glazed window to the front, built-in wardrobe and radiator.

## Bedroom Two

With double glazed window to the rear, radiator and double built-in wardrobes.

## Bathroom

A refitted suite comprising of bath with rainfall shower over and additional mixer handset, wash hand basin with vanity storage under, w.c. heated towel rail, window to the front and extractor fan.

## Outside

To the front of the property is a driveway providing off-road parking for x2 vehicles, and front garden being laid to lawn with garden path leading to the entrance.

## Rear Garden

The property benefits from a corner position and therefore the garden is slightly larger, being majority laid to lawn with a woodchip area to the far end and a play area for children's swings, slides, etc. There is also a patio area abutting the rear of the property which leads to a door at the rear of the garage.

## Agents Note

There is planning approved for a single storey side/rear extension and garage conversion. Planning reference no. 24/01473/HOU.

## Key Features

- Immaculately Presented
- Two Bedrooms
- Semi-Detached
- Popular Abbey Manor Park
- In Excellent Condition Throughout

## Contact Us

### Towers Wills Estate Agents - Yeovil

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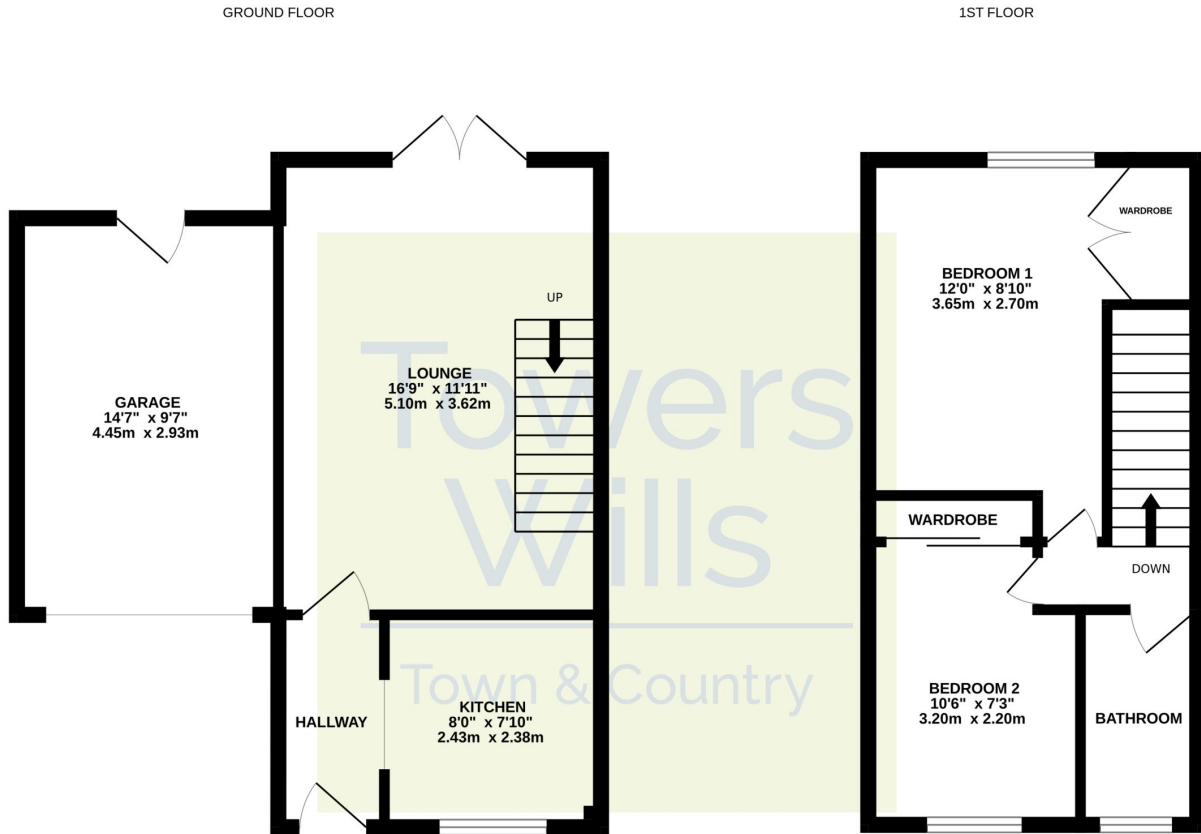
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



# Floor Plan



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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