

Towers Wills

Town & Country

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30, The Crescent, Yeovil, Somerset BA20 1XW

£375,000

Towers Wills are delighted to bring to market this well-presented semi-detached home with annex. This extended property is situated in a cul-de-sac within walking distance of Yeovil town centre and briefly comprises of; downstairs shower room with WC, large open plan lounge/diner, open plan kitchen/garden room, utility, four bedrooms, family bathroom, ample driveway parking, delightful low maintenance rear garden. The annex would make an ideal young adult's room with its separate kitchen and shower room but would also suit someone looking to run a hairdressers or beauty salon from home.

Entrance Hall

Double glazed door to the front, radiator and built-in coat cupboard.

Downstairs Shower Room/W.C 2.27m x 1.69m

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the front, extractor fan and under floor heating.

Under Stairs Cupboard/Home Office 1.06m x 1.70m – maximum measurements with restricted head height

With radiator, power and ethernet connections.

Open Plan Lounge/Diner

Lounge Area 4.10m x 3.44m – maximum measurements

Double glazed bay window to the front, radiator, gas fireplace and open archway to the dining area.

Dining Area 3.82m x 5.30m – maximum measurements

Two radiators and double doors leading to the kitchen/garden room.

Kitchen/Garden Room

Kitchen Area 4.91m x 2.41m

Comprising of a range of wall, base and drawer units, quartz work surfacing with inset stainless steel one and half bowl sink drainer, under floor heating, double glazed window to the rear, electric Range style cooker with extractor over, integrated dishwasher and space for American style fridge freezer.

Garden Room 2.42m x 8.43m – maximum measurements

With under floor heating, three double glazed skylights to the rear and double glazed bi-fold doors to the rear garden.

Utility 1.72m x 2.15m

Gas combi boiler, space for washing machine and one and half bowl sink drainer.

First Floor Landing

Includes loft hatch.

Family Bathroom

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

Bedroom One 4.31m x 3.42m – maximum measurements

Double glazed bay window to the front, radiator and fitted wardrobes.

Bedroom Two 3.96m x 3.41m – maximum measurements

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

Bedroom Three 3.76m x 3.46m – maximum measurements (irregular shape room)

Two double glazed windows to the front, radiator and fitted wardrobes.

Key Features

- Well Presented Throughout
- Extended Semi-Detached
- Annex
- Four Bedrooms
- Ample Driveway Parking
- Low Maintenance Garden

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bedroom Four 3.00m x 2.32m

Double glazed window to the rear and radiator.

Front Garden

The front is largely laid to gravel with ample off road parking, outside tap and side gate.

Rear Garden

The rear garden is largely laid to astroturf with patio seating area, outside tap, outside power, lighting and side gate.

Workshop 2.50m x 2.40m

There is a workshop attached to the front of the annexe with double glazed window to the side, power, light, UPVC door to the front and separate gas combi boiler for annex supply.

Annex**Reception Room/Bedroom** 3.10m x 4.20m – maximum measurements

Double glazed window to the side, double glazed French doors to the front and opens to kitchen area.

Kitchen Area 1.38m x 2.33m

Comprising of wall, base and drawer units, work surfacing with one and half bowl stainless steel sink drainer and space for under counter fridge.

Shower Room 2.23m x 1.00m

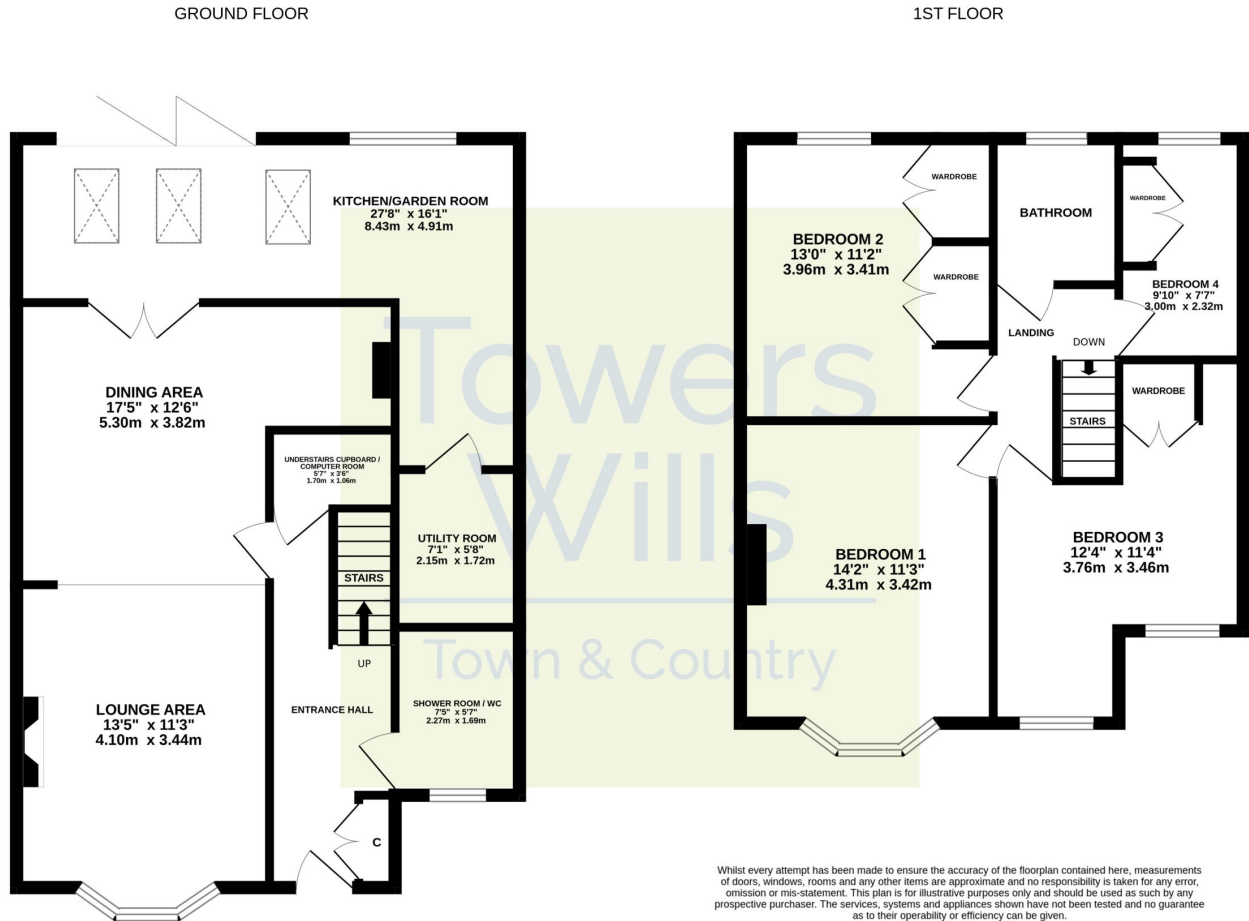
Comprising shower cubicle, wash hand basin, w.c, double glazed window to the side, extractor fan and shaver point.

Agents Note

The annex could also be used as a work from home office with its own access and facilities.



Floor Plan



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