



4, Friars Avenue, Yeovil, Somerset BA21 3HY

**£210,000**

Towers Wills are pleased to bring to market this wonderful two double bedroom mid terrace property situated in a popular residential area offering a convenient location to many local amenities including shops, schools, supermarkets and a gym. The property briefly comprises; entrance porch, lounge, kitchen/dining room, two double bedrooms, family bathroom, enclosed rear garden and garage. This property offers a fantastic opportunity for a first time buyer or investor and also benefits from NO FORWARD CHAIN.

### Entrance Porch

Double glazed door to the front, door to lounge and fuse box.

### Lounge 5.00m x 3.86m

Double glazed window to the front, stairs leading to the first floor, frosted window to the kitchen and radiator.

### Kitchen 2.99m x 3.86m

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel sink/drainers, space for freestanding oven and cookerhood over, space for washing machine, space for fridge freezer, part tiled to splash prone areas, extractor fan, vinyl flooring, wall mounted boiler, space for dining table and chairs, double glazed window to the rear, double glazed door to the garden and radiator.

### First Floor Landing

Storage cupboard and loft hatch with ladder.

### Bedroom One 3.07m x 3.25m

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

### Bedroom Two 3.04m x 3.88m

Double glazed window to the rear and radiator.

### Family Bathroom 1.82m x 1.97m

White suite comprising of bath with shower over, wash hand basin, w.c, vinyl flooring, wall mounted heated towel rail and double glazed window to the side.

### Rear Garden

There is an enclosed rear garden being largely laid to lawn with decked seating area, additional patio seating area, personal door to the garage, outside light and outside tap.

### Garage

With 'up and over' door, power and light.

## Key Features

- Mid Terrace
- Two Double Bedrooms
- Popular Location
- Enclosed Rear Garden
- NO ONWARD CHAIN

## Contact Us

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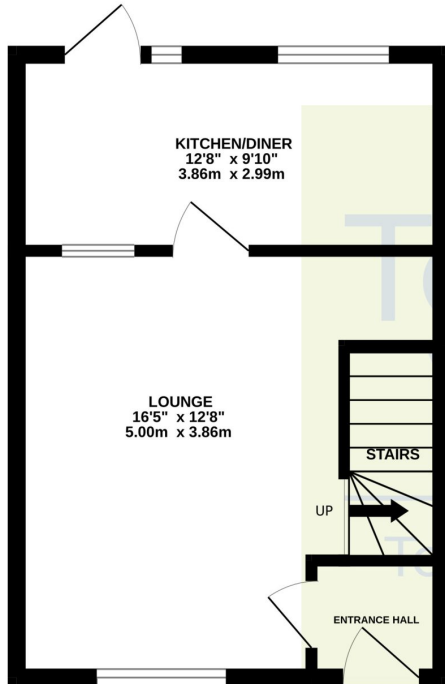
## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		
			88 B

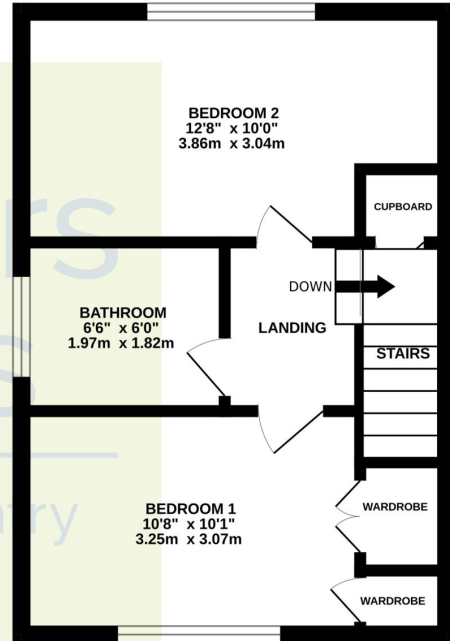


# Floor Plan

GROUND FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 sq.m.) approx.

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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