

# Towers Wills

Town & Country

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**7, The Twines, Yeovil, Somerset BA20 2GF**

**£250,000**

Towers Wills are delighted to bring to market this well-presented semi-detached home situated in a sought-after area of Yeovil in the Bunford Heights development. Selling with no onward chain, the property was built in 2021 and benefits from circa 7 years remaining building warranty. An ideal first time buy, this modern home briefly comprises of; large rear garden, allocated parking for two cars to the front, kitchen, downstairs WC, lounge/diner, two double bedrooms and bathroom.

## Entrance Hall

Double glazed door to the front and radiator.

## Kitchen 3.68m x 2.37m

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, double glazed window to the front, low level electric heater, gas-combi boiler, space for washing machine, space for fridge freezer, integrated electric oven and integrated electric hob with extractor over.

## W.C

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

## Lounge/Diner 3.97m x 4.53m – maximum measurements

Double glazed French doors to the rear, double glazed window to the rear, radiator and under stairs cupboard.

## First Floor Landing

Includes loft hatch.

## Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, double glazed window to the side, heated towel rail, extractor fan and shaver point.

## Bedroom One 3.17m x 4.52m – maximum measurements

Two double glazed windows to the rear and two radiators.

## Bedroom Two 3.21m x 4.53m – maximum measurements

Two double glazed windows to the front, two radiators and built-in cupboard.

## Front Garden

There is off road parking for two vehicles and side gated access to the rear garden.

## Rear Garden

The rear garden is largely laid to lawn with patio areas, outside tap and wooden shed.

## Agents Note

The vendor has advised us of a maintenance charge for Bunford Heights Estate at £25 per month.

## Key Features

- Semi-Detached House
- Well Presented Throughout
- Two Double Bedrooms
- Large Garden
- Two Allocated Parking Spaces

## Contact Us

### Towers Wills Estate Agents - Yeovil

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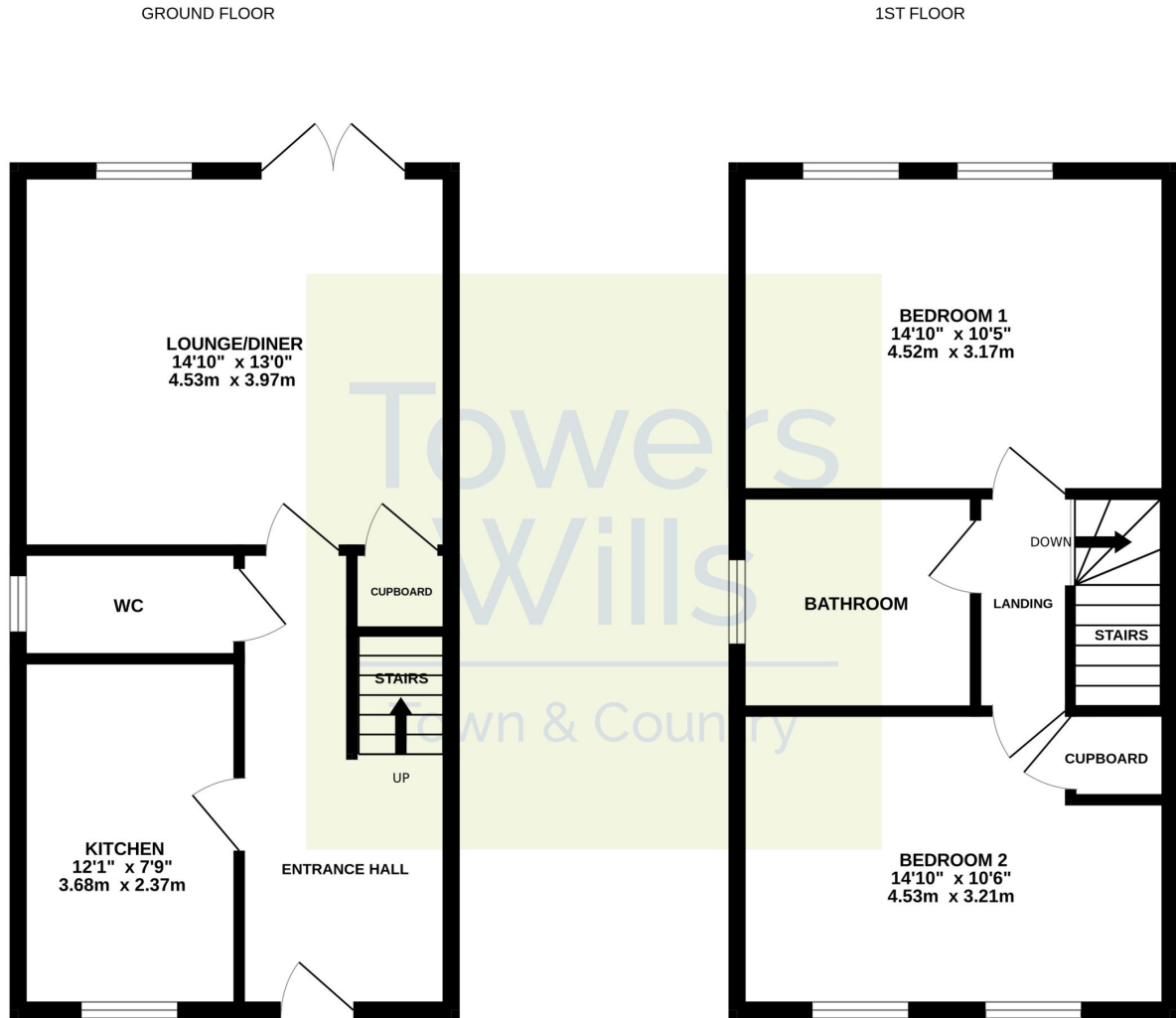
## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# Floor Plan



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