

Towers Wills

Town & Country

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35, Larkhill Road, Yeovil, Somerset BA21 3HE

£170,000

Towers Wills are pleased to bring to the market this period, two double bedroom house with loft room. The property briefly comprises; entrance hall, lounge/diner, kitchen/breakfast room, downstairs w.c, two double bedrooms, family bathroom, additional loft room with eave storage space and a good sized enclosed rear garden. The property is situated in a popular area of Yeovil, close to many local amenities, shops and schools.

Entrance Hall

Double glazed door to the front, stairs to the first floor and under stairs cupboard.

Lounge 3.19m x 3.13m

Double glazed window to the front, radiator and coved ceiling.

Dining Room 3.71m x 2.94m

Double glazed window to the rear, feature fireplace and coved ceiling.

Kitchen 2.64m x 1.68m

Comprising of a range of wall, base and drawer units, wooden work surfacing with sink/drain, space for fridge freezer, five ring gas hob with cookerhood over and space and plumbing for dishwasher.

Breakfast Area 3.33m x 2.03m

Two double glazed windows to the rear, double glazed door leading to the rear and door to downstairs w.c.

Downstairs W.C 1.89m x 1.33m

With wash hand basin, w.c, tiled floor and double glazed window to the rear.

First Floor Landing

With loft access and stairs leading to the loft room.

Bedroom One 3.69m x 2.85m

Double glazed window to the rear, electric wall mounted radiator, coved ceiling and feature fireplace.

Bedroom Two 3.20m x 2.73m

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

Family Bathroom 2.65m x 1.87m

White suite comprising of bath with electric shower over, wash hand basin, w.c, tiled walls, wall mounted heated towel rail, airing cupboard and double glazed window to the rear.

Loft Room 3.75m x 3.91m

Double glazed window to the rear, fitted wardrobes and eaves storage space.

Rear Garden

There is a large rear garden being mainly laid to lawn with patio area, two sheds (one offering power connected) and outside tap.

Agents Notes

There is a right-of-way across the rear garden.

Key Features

- Period Property
- Two Double Bedrooms
- Loft Room
- Good Size Rear Garden
- NO ONWARD CHAIN

Contact Us

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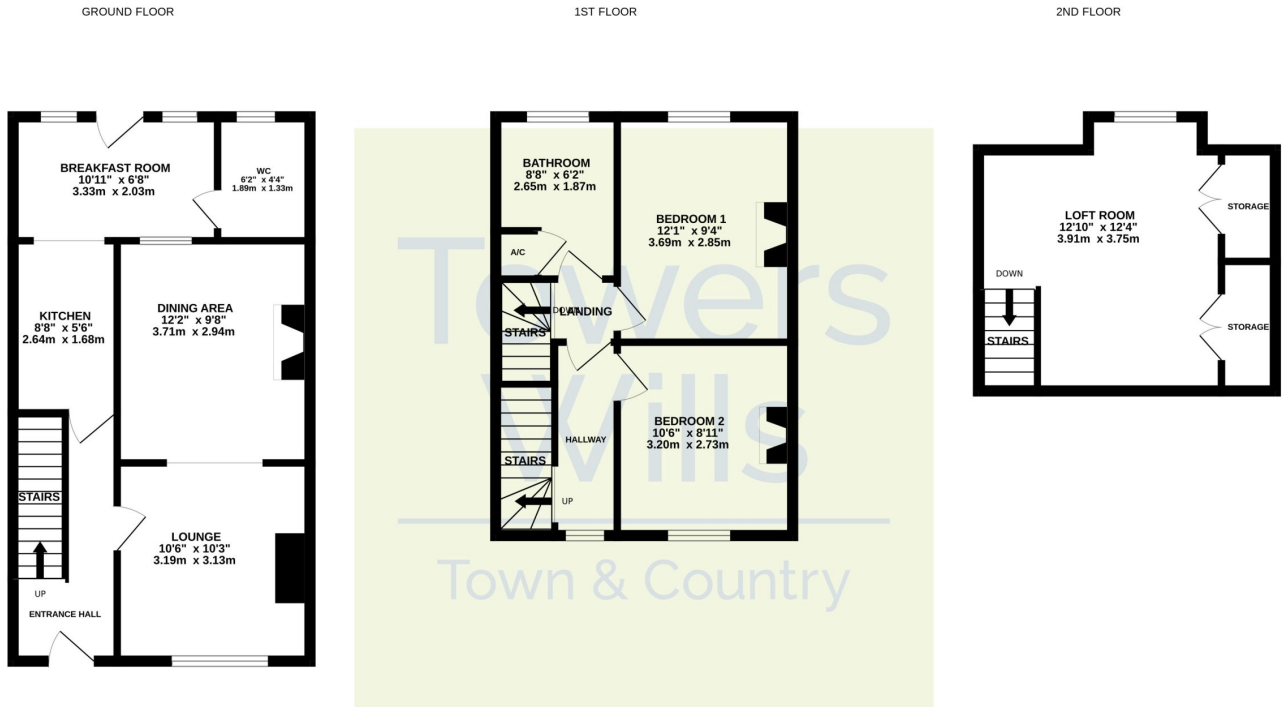
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Energy Efficiency

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 66 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 8 G | |



Floor Plan



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