

Towers Wills

Town & Country

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31, Merevale Way, Yeovil, Somerset BA21 3UN

OIEO £300,000

Towers Wills welcome to the market this beautifully presented four bedroom townhouse, situated in a setback position within Abbey Manor Park offering versatile accommodation throughout and NO ONWARD CHAIN. Briefly comprising reception hallway, kitchen/diner, two reception rooms, four bedrooms, en-suite, family bathroom, driveway, garage and enclosed rear garden.

Description

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Porch

With double glazed door to the front, radiator, laminate flooring and x2 double doors through to reception hallway.

Reception Hallway

With radiator and stairs to first floor.

W.C.

Comprising W.C, wash hand basin with vanity unit under, tiling to splash back, radiator and extractor fan.

Kitchen/Breakfast Room

Well-presented fitted kitchen comprising of a range of wall, base and drawer units, work surfacing with inset one and a half bowl stainless steel sink/drainers, tiling to splash prone areas, integrated double Electrolux oven, integrated gas hob with stainless steel cooker hood over, plumbing for both dishwasher and washing machine, space for fridge/freezer, double glazed window to the rear, radiator and being open plan to the dining area.

Dining Room/Reception Two

The perfect area for entertaining family and friends, ample room for table and chairs, radiator, double doors opening onto the rear garden and understairs storage cupboard.

First Floor Landing

Stairs from reception hallway and radiator.

Lounge

A spacious bay fronted room with x2 double glazed windows to the front with pleasant outlooks onto a green and x2 radiators.

Bedroom One

X2 double glazed windows to the rear, x2 radiators and x2 double built in wardrobes.

Ensuite

Well presented modern ensuite comprising of shower cubicle with recess alcove and lighting for shower gels etc, wash hand basin with vanity unit under, W.C, chrome heated towel rail, shaver point and extractor fan.

Second Floor Landing

Stairs from first floor landing.

Bedroom Two

Key Features

- Four Bedrooms
- Two Reception Rooms
- Well Presented Townhouse
- Popular Abbey Manor Park
- Versatile Accommodation
- NO ONWARD CHAIN

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

With x2 double glazed windows to the rear, x2 radiators and double built in wardrobe.

Bedroom Three

With double glazed window to the front and radiator.

Bedroom Four

Double glazed window to the front and radiator.

Outside

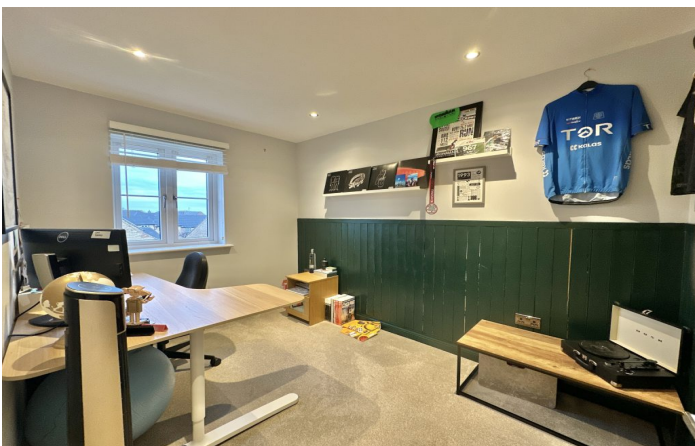
To the front of the property the entrance is approached from a setback private pathway.

Garage

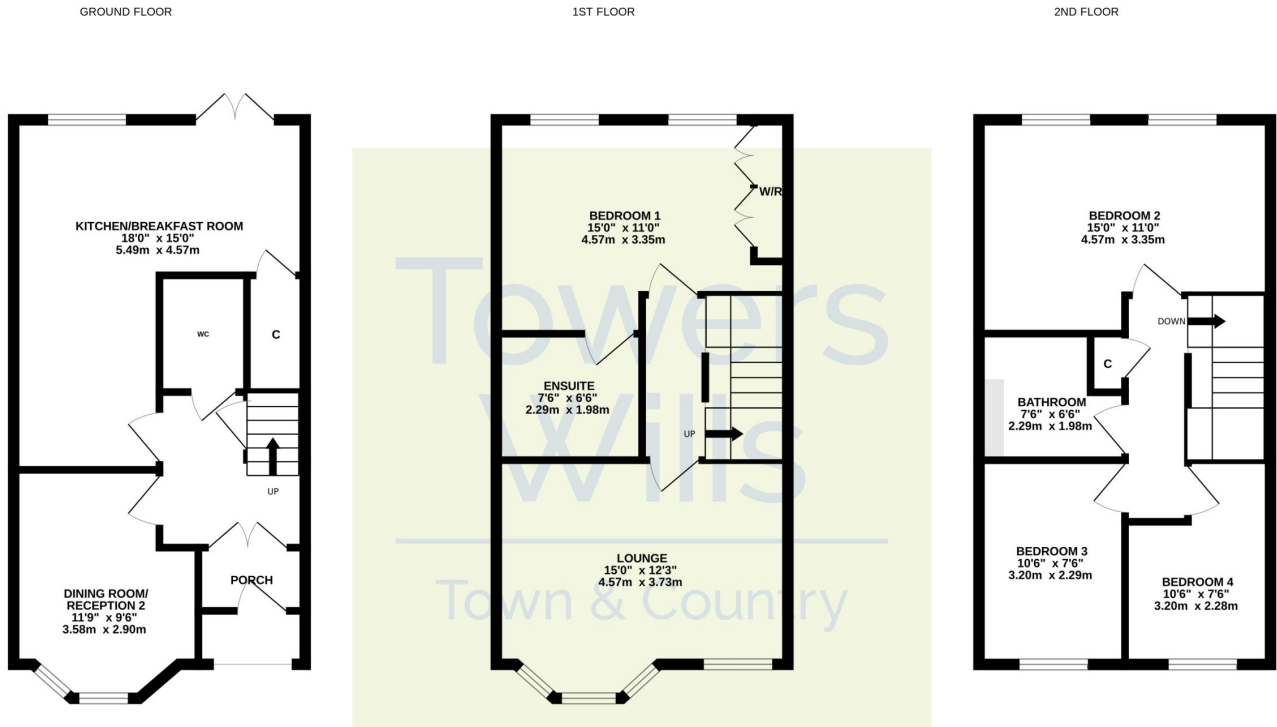
Situated to the side in a block, up and over door, personal door to the rear which leads to rear pathway, in turning leading to rear access for the garden and parking in front of garage for x1 vehicle

Rear Garden

Being majority laid to lawn with garden path and gated rear access leading to garage.



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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