

Towers Wills

Town & Country

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102, Larkhill Road, Yeovil, Somerset BA21 3HQ

£240,000

Towers Wills are pleased to offer to market, this well presented three bedroom semi-detached family home, set in a convenient location close to many local amenities including schools and shops. The property benefits from; entrance hall, kitchen/diner, lounge, conservatory, three bedrooms including two doubles, handy attic space, family bathroom and enclosed rear garden with versatile garden room.

Entrance Hall

Access via entrance porch; with stairs to first floor landing, door leading to kitchen/diner, under stairs cupboard, laminate flooring and radiator.

Kitchen/Diner 6.80m x 2.70m

Comprising a range of wall, base and draw units with rolled top work surface, inset stainless steel sink unit with mixer tap and drainer, tiled surround, space for washing machine & slim line dishwasher, plumbing in place for both. Space for oven with cooker hood over, space for fridge/freezer. Wall mounted Worcester combi boiler, housed in a cupboard, radiator, laminate flooring, throughway to lounge, double glazed patio doors to the conservatory, double glazed window to side and double glazed door to rear.

Lounge 4.56m x 3.55m

Double glazed window to front, built in fireplace with marble hearth and surround with a wooden outer & mantle over, TV point, laminate flooring and wall mounted radiator.

Conservatory 3.35m x 2.44m

Double glazed double opening doors to the rear garden, laminate flooring, power and light.

First Floor Landing

Doors to first floor accommodation, double glazed window to side and radiator.

Bedroom One 3.68m x 3.60m

Double glazed window to front, coved ceiling, laminate floor, storage cupboard and radiator.

Bedroom Two 3.70m x 2.70m

Double glazed window to the rear, built in wardrobes, coved ceiling and radiator.

Bedroom Three 3.05m x 2.58m

Double glazed window to front and radiator.

Bathroom 2.42m x 1.69m

White suite comprising bath with shower over, tiled surround, wash basin, w.c, radiator, vinyl flooring and double glazed window to rear.

Outside

The rear garden is mainly laid to lawn with a paved patio area abutting the conservatory with a mixture of mature shrubs, garden room/office and a foot path leading to rear of garden. The garden is enclosed and is enclosed by fencing & hedging. The front garden is gravelled with a concrete path leading to the front door.

Garden Room/Office 4.75m x 3.53m

Double glazed doors to the front, two double glazed windows to the front, power, light, w.c and wash hand basin with vanity unit.

Key Features

- Semi-Detached House
- Well Presented Throughout
- Three Bedrooms
- Attic Space
- Conservatory
- Enclosed Rear Garden
- Garden Room/Office

Contact Us

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Energy Efficiency

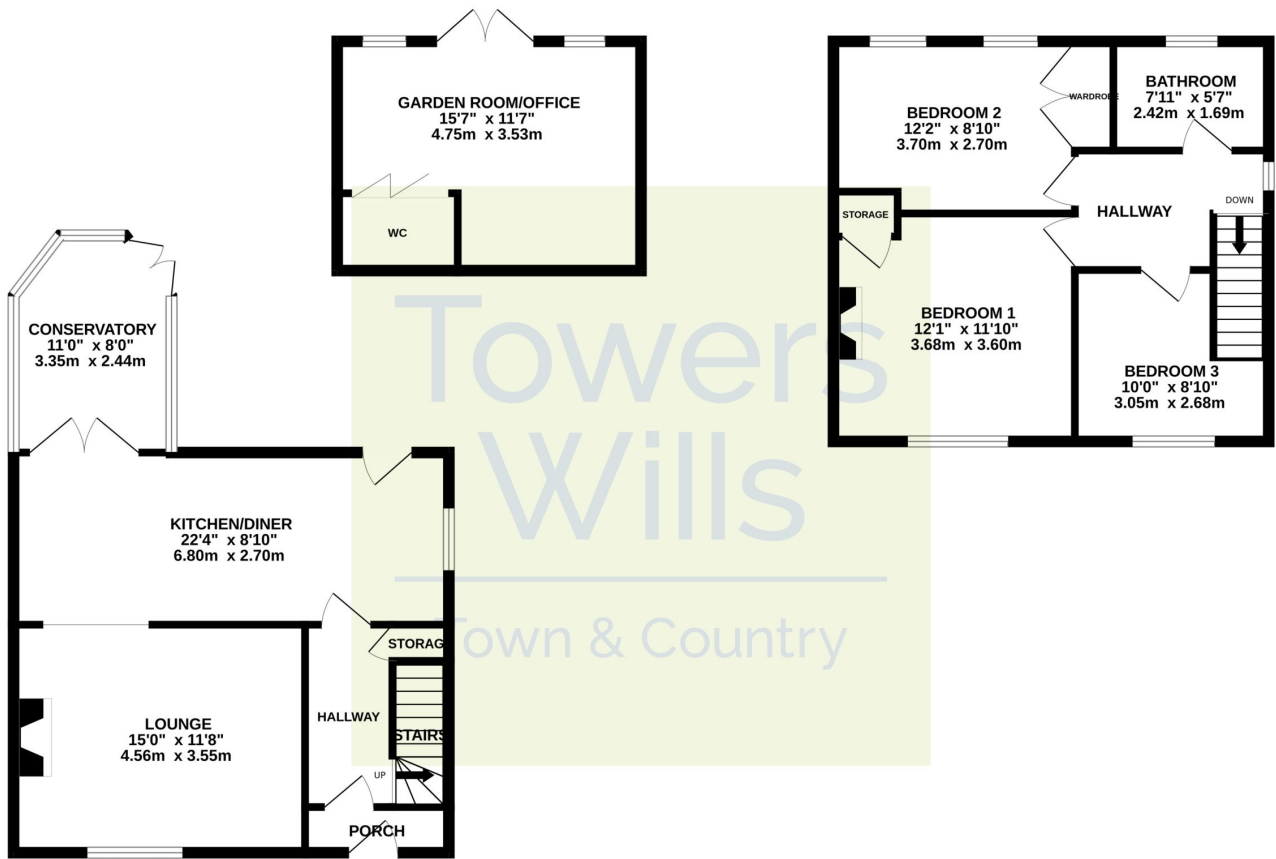
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan

GROUND FLOOR

1ST FLOOR



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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