

# Towers Wills

Town & Country

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**3, Highfield Road, Yeovil, Somerset BA21 4RL**

**£250,000**

Towers Wills are pleased to offer to market, this spacious three double bedroom semi-detached house, situated close to Yeovil District Hospital. The property briefly comprises; entrance hall, lounge, dining room, kitchen, three double bedrooms, wet room style family bathroom, enclosed rear garden, separate utility room with great storage and off road parking.

## Storm Porch leading to;

### Entrance Hall

Door to front, Stairs to the first floor, under stairs storage, radiator, doors to ground floor accommodation, exposed floorboards and downstairs w.c.

### Lounge 3.18m x 5.08m

Double glazed bay window to front, double glazed window to front, exposed floorboards, coving, feature fireplace and radiator.

### Dining Room 4.29m x 3.21m

Double glazed window to rear, feature fireplace, coving and radiator.

### Kitchen 3.06m x 2.48m

Comprising a range of wall, base and draw units, rolled edge worktops, integrated oven with four ring gas hob and cooker hood over, space for dishwasher, space for fridge freezer, stainless steel sink with drainer, double glazed window to the rear, partly tiled walls, coving and door leading to garden.

### Landing

Doors to first floor accommodation, storage cupboard, exposed floorboards and double glazed window to side.

### Bedroom One 3.22m x 4.29m

Double glazed window to the rear, fitted wardrobes, picture rail and radiator.

### Bedroom Two 3.64m x 3.20m

Double glazed bay window to front, fitted wardrobes, picture rail and radiator.

### Bedroom Three 2.50m x 3.07m

Double glazed window to rear, picture rail and radiator.

### Family Bathroom 3.63m x 1.73m

White bathroom suite comprising bath with shower head attachment, wash hand basin with vanity unit, w.c, wet room style shower, tiled floor and walls, wall mounted heated towel rail and spotlights.

### Outside

There is a gate to the front with a path leading down the side of the property, which leads up some steps to the front door. There is gated side access to the rear of the property.

To the rear is an enclosed private garden set over three tiers with the top tier being laid to decking. There is also an outside electric point and outside tap. Some steps lead down to a lawned area. Adjacent to this area is the path which leads to the third tier which is a parking area.

### Outside Storage Area (Cellar)

Fantastic space under the house incorporating three separate rooms.

## Key Features

- Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Off Road Parking

## Contact Us

### Towers Wills Estate Agents - Yeovil

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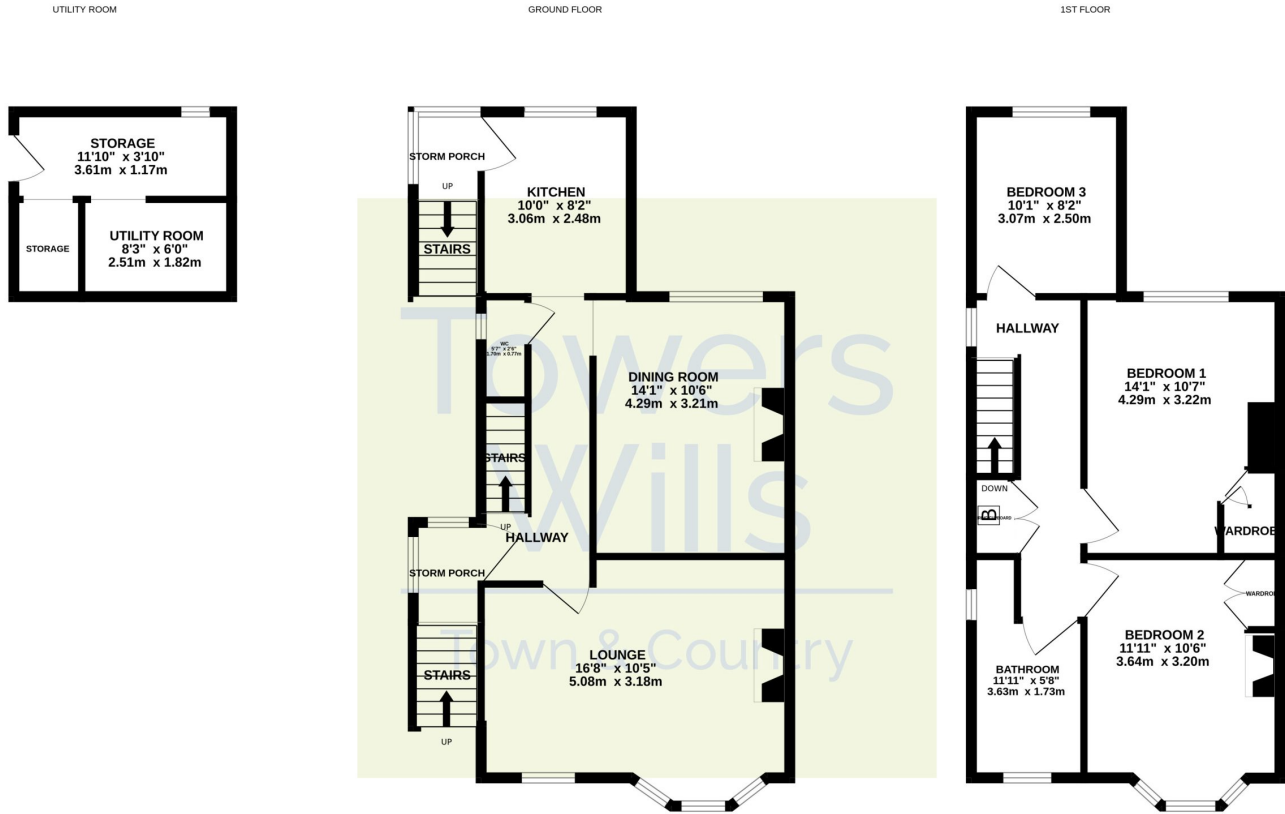
## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Power and plumbing are both in the cellar as well enabling it to become a fantastic storage space or home office.



# 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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**Towers Wills**

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