



## 20, Crane Road, Yeovil, Somerset BA22 8FW

**£245,000**

Towers Wills are delighted to present this well-presented, modern home situated on the popular Agusta Park estate. The property briefly comprises of; allocated parking for two vehicles, downstairs W.C, lounge, kitchen/diner, three bedrooms with master ensuite, family bathroom and pleasant rear garden. The property is situated close to local amenities, including popular primary school. An ideal first-time home or buy to let investment.

Entrance Hall

Door to front and radiator.

W.C.

Double glazed window to front, radiator, wash hand basin and W.C.

Lounge 4.35 x 3.66 – maximum measurements

Double glazed window to front, radiator and understairs cupboard.

Kitchen/Diner 2.93 x 4.64 – maximum measurements

Radiator, double glazed French doors to rear garden, double glazed window to rear, quartz worktops with inset 1 ½ bowl stainless steel sink/drainер, space for washing machine, space fridge/freezer, integrated gas hob with extractor over, integrated electric oven and gas Combi boiler.

First Floor Landing

Includes loft hatch and cupboard.

Family Bathroom

Double glazed window to side, bath with shower over, W.C, wash hand basin, extractor fan and heated towel rail.

Bedroom One 2.91 x 3.63 – maximum measurements

Double glazed window to front, cupboard and radiator.

Ensuite

Double glazed window to front, heated towel rail, shower cubicle, wash hand basin, W.C. and extractor fan.

Bedroom Two 2.34 x 2.80

Double glazed window to rear and radiator.

Bedroom Three 2.35 x 1.81

Double glazed window to rear and radiator.

Outside

To the front of the property there are two allocated parking spaces with slate beds.

Rear Garden

Largely laid to Astroturf with patio areas, wooden shed, raised planters and side gated access.

Key Features

- Well Presented
- Modern
- Agusta Park
- Two Allocated Parking Spaces
- Downstairs W.C

Contact Us

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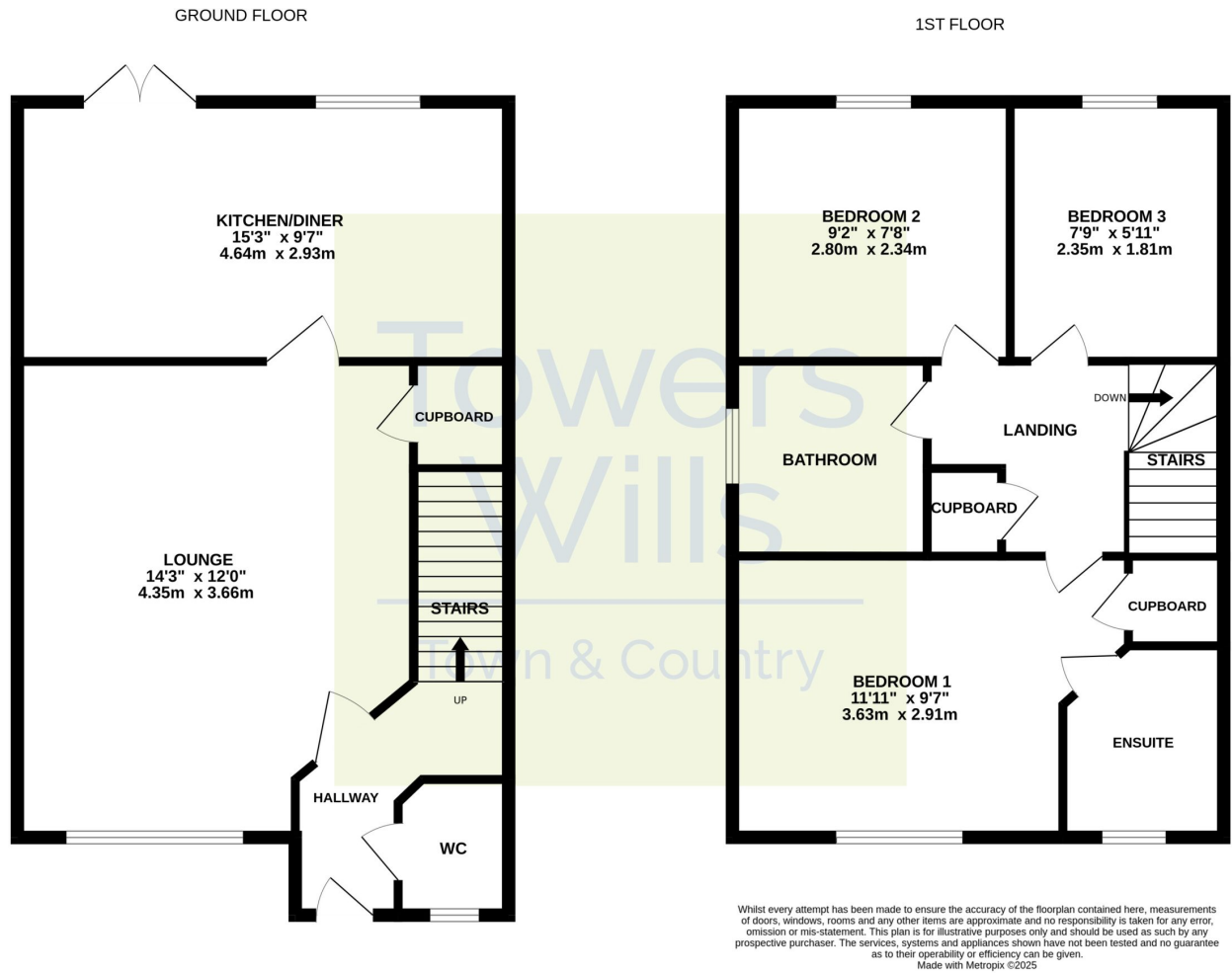
Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# Floor Plan



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