

Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



36, Merevale Way, Yeovil, Somerset BA21 3UN

Guide Price £325,000

Towers Wills welcome to the market this immaculately presented, four-bedroom townhouse situated in the desirable Abbey Manor Park. Versatile accommodation arranged over three floors, briefly comprising; storm porch, porch, reception hallway, cloakroom W.C, dining/reception room, kitchen/breakfast room, conservatory, living room, four bedrooms, ensuite, bathroom, garage and rear garden.

Storm Porch

With double glazed door to the front.

Reception Hallway

With glazed double doors leading through to the reception area, radiator, stairs rising to first floor landing and feature wall panelling.

Cloakroom

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

Kitchen/Breakfast Room

A well-presented, fully fitted kitchen comprising of a range of wall, base and drawer units, under cupboard lighting, work surfacing with inset sink/drainер, integrated double electric oven, integrated hob with cooker hood over, integrated dishwasher, integrated fridge/freezer, tiled floor, plumbing for washing machine, window to the rear and being open plan to the dining area.

Dining Area

Ample room for dining table and chairs, understairs storage cupboard and double doors opening through to the conservatory.

Conservatory

With pleasant outlook to the rear garden, radiator and tiled floor.

Dining Room/Reception Room

Window to the front and radiator.

First Floor Landing

Stairs from reception hallway.

Living Room

A spacious family living area with x2 windows to the front, bespoke built in cabinets and shelving, and x2 radiators.

Bedroom One

With x2 double glazed windows to the rear, radiator and door to ensuite.

Ensuite

Comprising of bath with shower over, wash hand basin, part tiled and extractor fan.

Second Floor Landing

Stairs from first floor landing, airing cupboard and loft access.

Bedroom Two

With x2 double glazed windows to the front, built in wardrobes and radiator.

Bedroom Three

Double glazed window to the rear and radiator.

Bedroom Four

Key Features

- Four Bedrooms
- Well Presented Townhouse
- Popular Abbey Manor Park
- Versatile Accommodation
- Cloak W.C

Contact Us

Towers Wills Estate Agents - Yeovil
114, Hendford Hill
Yeovil
Somerset
BA202RF
T: 01935 577032
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Double glazed window to the rear and radiator.

Bathroom

Suite comprising of bath with shower over, wash hand basin, W.C, tiling and extractor fan.

Outside

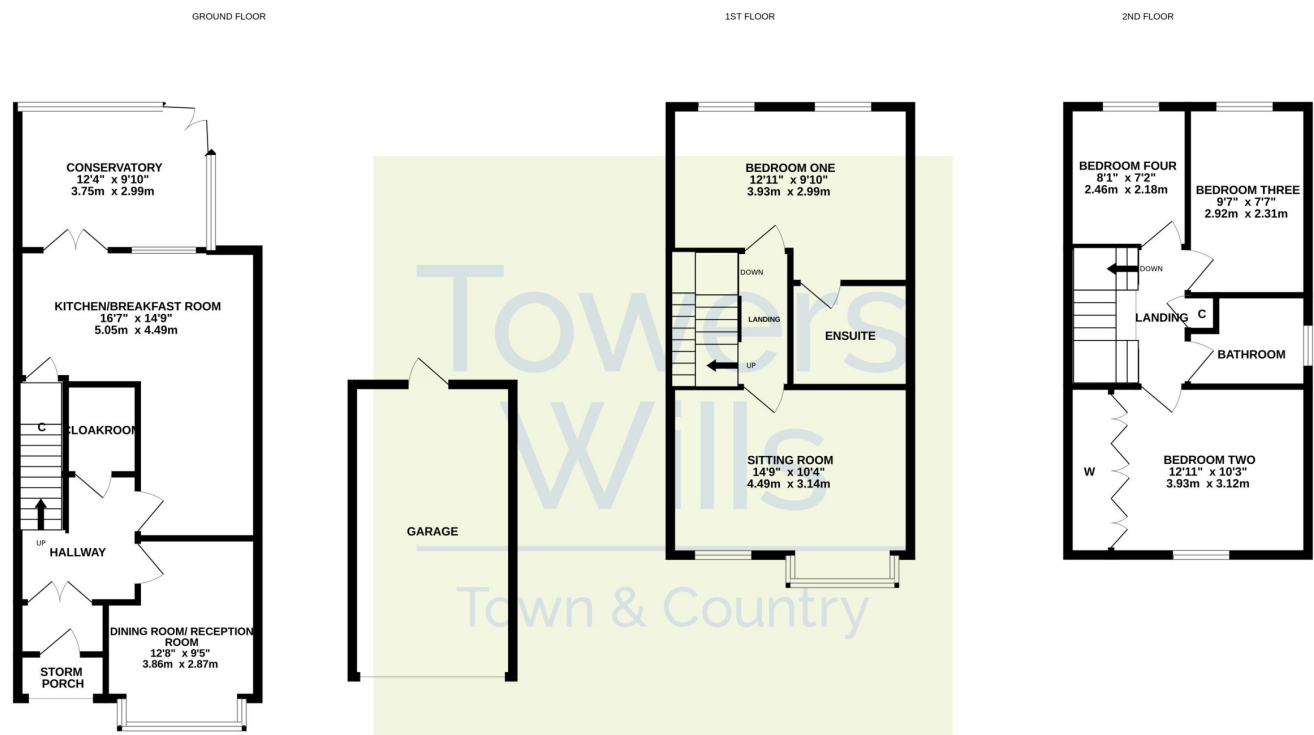
To the side of the property is a garage with up and over door and personal door providing access to the rear garden.

Rear Garden

Patio area with steps leading up to raised artificial grass area and path leading to personal door accessing the 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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Towers Wills

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

info@towerswills.co.uk | www.towerswills.co.uk