

# Towers Wills

Town & Country

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



**45, Montacute Road, Yeovil, Somerset BA22 8FH**

**Offers Over £190,000**

Towers Wills are pleased to welcome to market this two-bedroom terraced property, situated in the sought after Houndstone development, within close proximity to many local amenities. The property briefly comprises entrance hall, an open plan kitchen/diner/lounge, downstairs W.C, two double bedrooms, family bathroom, enclosed south facing rear garden and two allocated parking spaces.

**Entrance Hall**

Double glazed door to front, door leading to living area and stairs to first floor.

**Kitchen Area** 2.72 x 3.07

Comprising of wall, base and drawer units, stainless steel sink with mixer tap, integrated oven with four ring gas hob and cooker hood over, space for fridge/freezer and washing machine, cupboard housing boiler, understairs storage and double glazed window to front.

**Living Area** 3.72 x 3.66

Double glazed patio doors leading to garden, door leading to W.C. and radiator.

**Downstairs W.C.** 1.51 x 0.83

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

**First Floor Landing**

Doors to first floor accommodation.

**Bedroom One** 3.67 x 2.39

Double glazed window to rear and radiator.

**Bedroom Two** 2.37 x 3.09

X2 double glazed windows to front, fitted wardrobe, loft hatch and radiator.

**Family Bathroom** 1.82 x 1.69

White panel bath with shower over, wash hand basin with vanity unit, W.C, partly tiled, radiator and extractor fan.

**Outside**

An enclosed rear garden mainly laid to lawn with patio area abutting the house and a rear gate leading to two allocated parking spaces.

Key Features

- Two Bedrooms
- Terraced Property
- Highly Sought After Location
- Close to Local Amenities
- Open Plan Kitchen/Diner/Living Area
- Vendor Has Found A Property

Contact Us

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

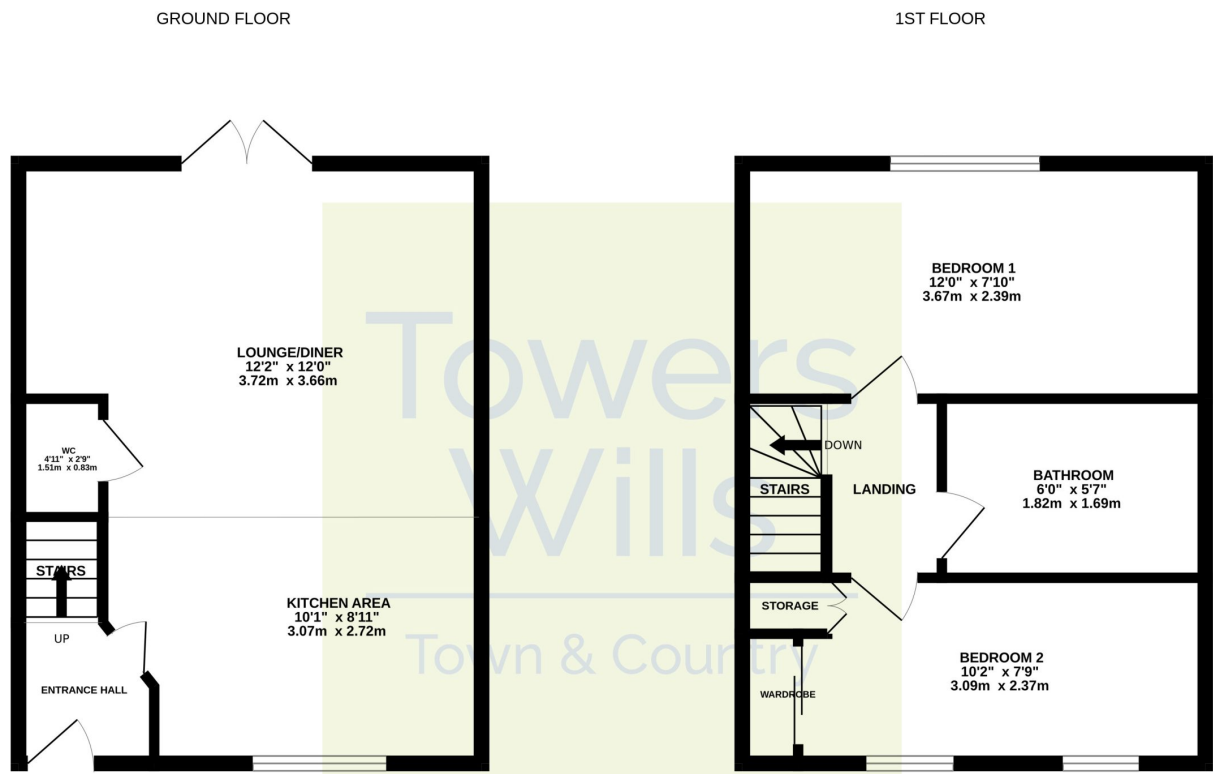
Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# 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.  
Made with Metropix ©2025

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor , (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact , (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view