

Towers Wills

Town & Country

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61, Westfield Road, Yeovil, Somerset BA21 3DB

Offers Over £130,000

Towers Wills are pleased to offer to market this beautifully presented, one bedroom ground floor apartment with private entrance and a substantial rear garden. Briefly comprising; entrance hall, lounge/diner, kitchen, master double bedroom, family bathroom. Conveniently positioned close to many local amenities including local schools, shops and sports facilities. Ideal for a first time buyer or investor.

Private Entrance leading too;

Entrance Hall

Double glazed door to front, doors to accommodation, carpet laid through the hallway and storage area with floor to ceiling L shaped storage units with sliding doors

Living Room 4.04m x 4.41m - 13'3" x 14'6"

Double glazed window to front with fitted venetian blinds, wood effect flooring, radiator and sockets with USB connection.

Kitchen 2.68m x 2.62m - 8'10" x 8'7"

A modern fitted kitchen comprising a range of wall, base and draw units, single bowl sink and drainer, built under electric oven with gas hob and extractor over, integrated dishwasher, freestanding washer/dryer, freestanding fridge/freezer, tiled floor and partly tiled walls, double glazed window to the rear and Wall mounted Worcester Bosch boiler.

Master Bedroom 4.04m x 3.18m - 13'3" x 10'5"

Double glazed window to the front with fitted venetian blinds, wood affect flooring, radiator and sockets with USB connection.

Bathroom 2.70m x 1.58m - 8'10" x 5'2"

A wonderfully modern three-piece bathroom suite comprising a dual head mains fed thermostatic shower over, wash hand basin vanity unit, W/C, underfloor heating, wall mounted heated towel rail, LED downlighters and two double glazed windows to side and rear.

Workshop 4.80m x 3.00m - 15'9" x 9'10"

A versatile space offering a great opportunity for an office, hobby room, gym, entertainment space etc

Rear Garden

The rear of the property is a wonderful west facing garden that extends to approximately 100ft, backing onto an open playing field. Benefitting from an initial patio area, two external power sockets, water tap here and second shed. There is a generous lawn area leading to the timber workshop/hobby room which offers light and power and has great potential. There is an additional private space at the bottom of the garden beyond the workshop.

Front Access

To the front of the property is a gravel walkway with mature hedging to the front and a side access gate.

Agents Note

The current owner has made us aware of the following:
89 years remaining on the lease
Ground rent: £10 per annum
Service charge: £437.50 per annum

Key Features

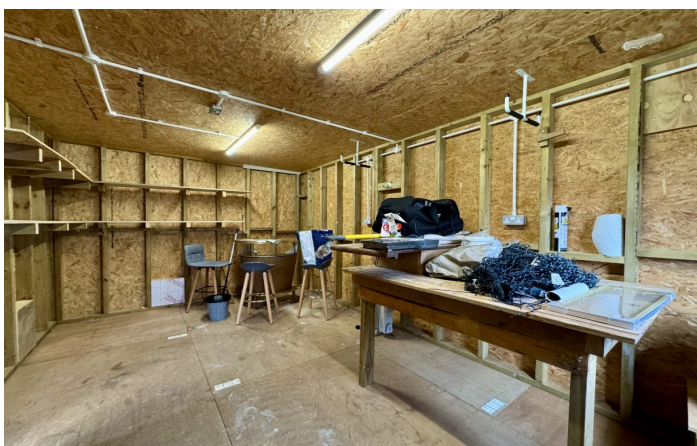
- Immacuately Presented
- Ground Floor Flat
- Double Bedroom
- Large Rear Garden
- Timber Workshop

Contact Us

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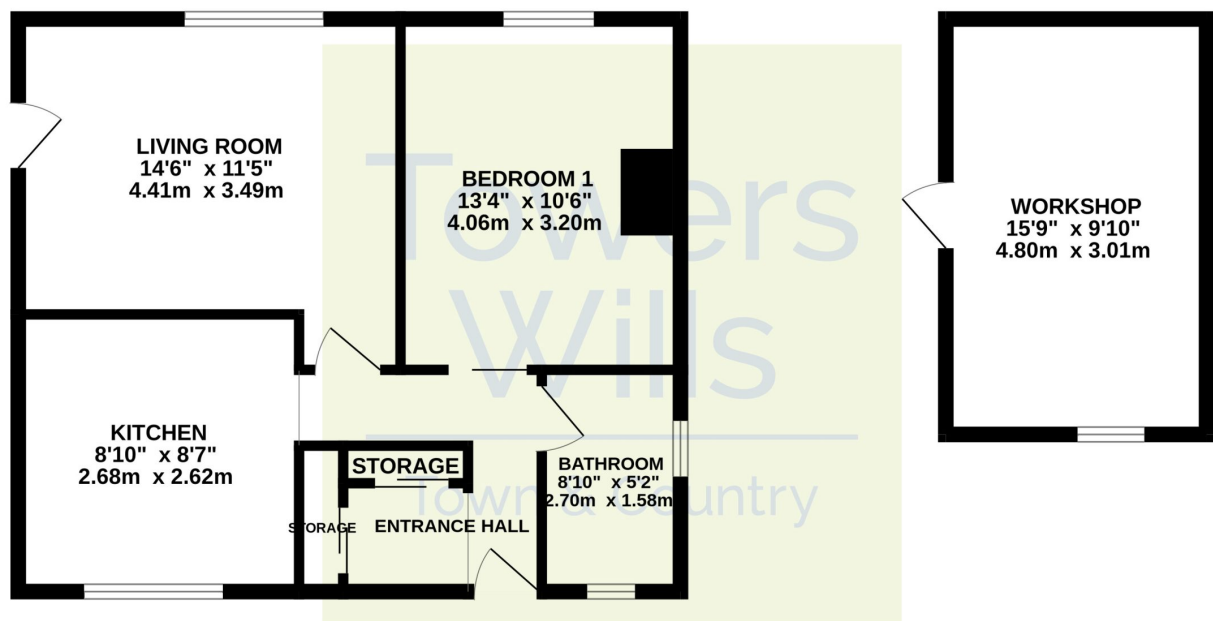
Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan

GROUND 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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Towers Wills

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