

# Towers Wills

Town & Country

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**13, Manor Road, Yeovil, Somerset BA20 1UG**

**£210,000**

Towers Wills welcome to the market this immaculately presented terrace property within walking distance of the town centre and hospital. Early viewing is advised and briefly comprises, hall, lounge/diner, kitchen, utility room, downstairs WC, three bedrooms, shower room and rear garden.

**Porch** 0.95m x 0.98m  
With door leading to the entrance hall.

**Entrance Hall**  
With stairs to first floor landing and radiator.

**Lounge**  
With feature fireplace, modern radiator, laminate flooring, coved ceiling and bay window with outlook to the front.

**Dining Room**  
With window outlook to the rear, coved ceiling, radiator and laminate flooring.

**Kitchen** 2.79m x 4.02m  
A modern fitted kitchen with patterned worktops and coloured doors with a range of wall and base units. A one and a half bowl porcelain sink drainer unit with mixer tap, a four-ring induction hob with splashback and extractor over, separate oven, part tiled walls, space for slimline dishwasher, space for fridge/freezer, understairs cupboard, radiator, window with outlook to the side, door leading out to the rear and also benefits from a breakfast bar.

**Utility Room** 1.43m x 1.76m  
With plumbing for washing machine, space for tumble dryer, gas combination boiler, extractor fan and window with outlook to the rear.

**W.C** 0.89m x 1.44m  
Fitted with low level W.C, radiator and window with outlook to the side.

**Landing**  
With cupboard and hatch to roof space.

**Bedroom One** 3.46m x 4.17m  
With two windows outlook to the front, two built in double wardrobes and radiator.

**Bedroom Two** 2.72m x 3.77m  
With window outlook to the rear, built in double wardrobe/storage area and radiator.

**Bedroom Three** 3.01m x 3.01m Irregular shape room maximum measurements  
With window outlook to the rear and radiator.

**Shower Room** 1.42m x 2.39m plus door recess  
A modern suite with double walk-in shower, WC, wash hand basin vanity unit with mixer tap and drawers under, radiator, mostly tiled walls and window with outlook to the side.

## Key Features

- Terrace
- Three Bedrooms
- Walking distance to the town centre and hospital
- In excellent condition throughout
- Early viewing advised

## Contact Us

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

**Loft Room** 3.99m x 4.17m restricted head height

With skylight to the rear, under eaves storage, power and lighting.

## **Garden**

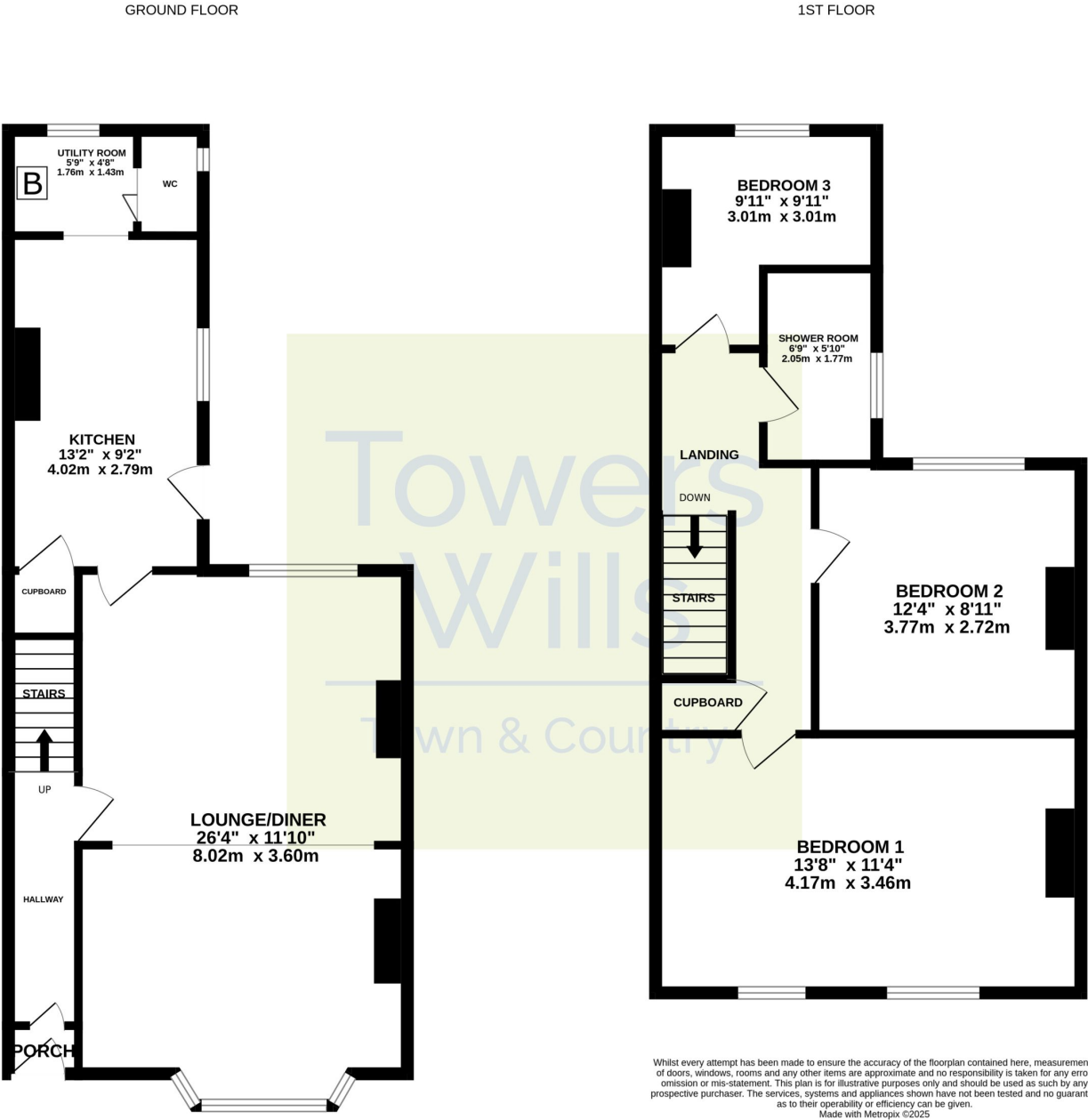
The garden is mostly laid to lawn with patio area, outside water tap, pergola with seating area and is enclosed by part lap panel fencing.







# Floor Plan



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