

# Towers Wills

Town & Country

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**3, Holywell, East Coker, Yeovil, Somerset BA22 9NF**  
**OIEO £150,000**

Towers Wills welcome to the market this mid terrace property in a desirable village location. The property is in need of internal updating throughout and is priced for immediate interest. Briefly comprising lounge, dining room, kitchen, three bedrooms, shower room and rear garden.

**Lounge** 3.50m x 3.90m  
With feature fireplace and window outlook to the front.

**Dining Room** 3.40m x 3.49m  
With tiled floor and stairs leading to first floor landing.

**Kitchen** 3.04m x 3.12m  
Fitted with patterned effect worktops and timber effect doors with a range of wall and base units. A stainless steel sink drainer unit with mixer tap, a for ring electric hob with oven under extractor hood over, plumbing for washing machine, plumbing for slimline dishwasher, tiled floor, part tiled wall and door leading out to the rear.

**Bedroom One** 2.40m x 4.13m  
With window outlook the front.

**Bedroom Two** 2.63m x 2.78m  
With window outlook to the rear and fitted wardrobes.

**Bedroom Three** 2.30m x 3.22m  
With window outlook to the front.

**Shower Room** 1.63m x 2.26m  
A modern shower room with walk-in shower pedestal hand basin with mixer tap and WC.

**Garden**  
To the rear of the property the garden is overgrown and offers great potential.

## Key Features

- Mid Terrace
- Desirable village location
- Three bedrooms
- In need of updating throughout
- Priced for immediate interest

## Contact Us

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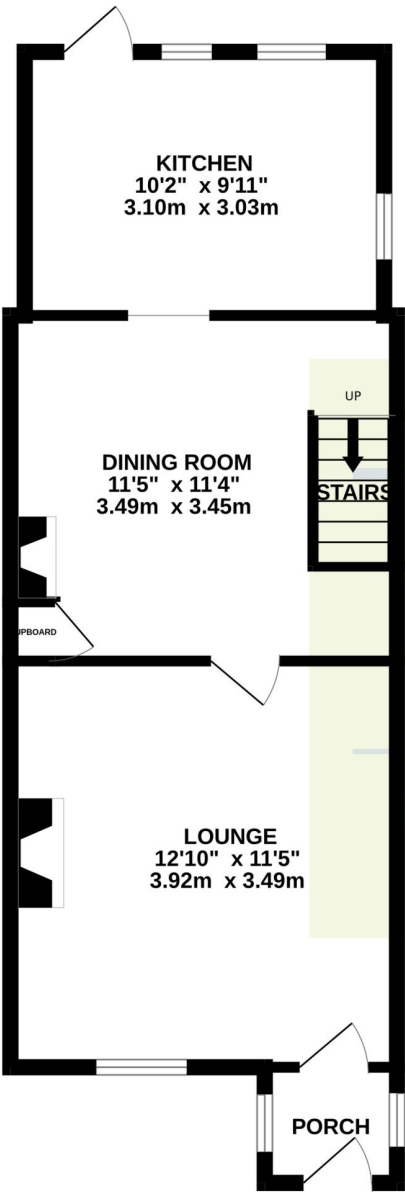
## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

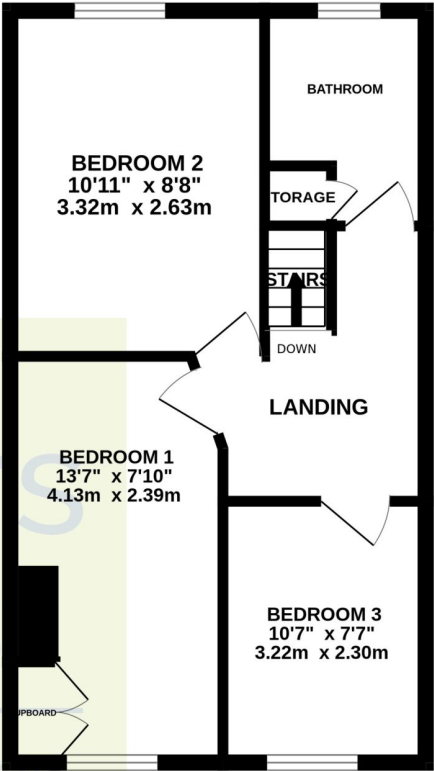


# Floor Plan

GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.1 sq.m.) approx.

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