

Towers Wills

Town & Country

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8, Friars Avenue, Yeovil, Somerset BA21 3HY

Offers Over **£190,000**

Towers Wills are pleased to bring to market this wonderful two double bedroom mid terrace property situated in a popular residential area offering a convenient location to many local amenities including shops, schools, supermarkets and a gym. The property briefly comprises; entrance porch, lounge, kitchen/dining room, two double bedrooms, family bathroom, enclosed rear garden and garage. This property offers a fantastic opportunity for a first time buyer or investor.

Entrance Hall

Double glazed door to front, storage cupboard and internal door leading to;

Sitting Room 5.01m x 3.88m

Double glazed window to front, stairs leading to first floor, feature fireplace, laminate flooring, coving and radiator x 2

Kitchen/Dining 3.83m x 2.99m

Comprising a range of wall, base and draw units with drawers and work surfaces above, stainless steel sink with drainer and mixer tap, space for freestanding oven with cooker hood over, space for fridge freezer and washing machine, space for dining room table, wall mounted gas boiler, double glazed window to rear, double glazed patio doors leading to garden and radiator.

First Floor Landing

Doors to first floor accommodation, storage cupboard and loft hatch

Bedroom One 3.86m x 3.04m

Double glazed window to rear and radiator

Bedroom Two 3.12m x 3.12m

Double window to front, coving and radiator

Shower Room 1.95m x 1.80m

The shower room is fully tiled and includes a suite comprising a walk in shower cubicle, WC, a pedestal wash basin, wall mounted heated towel rail and extractor fan

Outside

The property has a pathway at the front leading to the front door with an area of grass and shingle to the side

The rear garden is fully enclosed with gated rear access. The low maintenance rear garden includes a good size patio abutting the house with a shingle path meandering through the garden which is mainly laid to lawn

Garage

A single garage is located in a block.

Key Features

- Mid Terrace House
- Two Double Bedrooms
- Enclosed Rear Garden
- Garage
- Kitchen/ Diner
- No Forward Chain

Contact Us

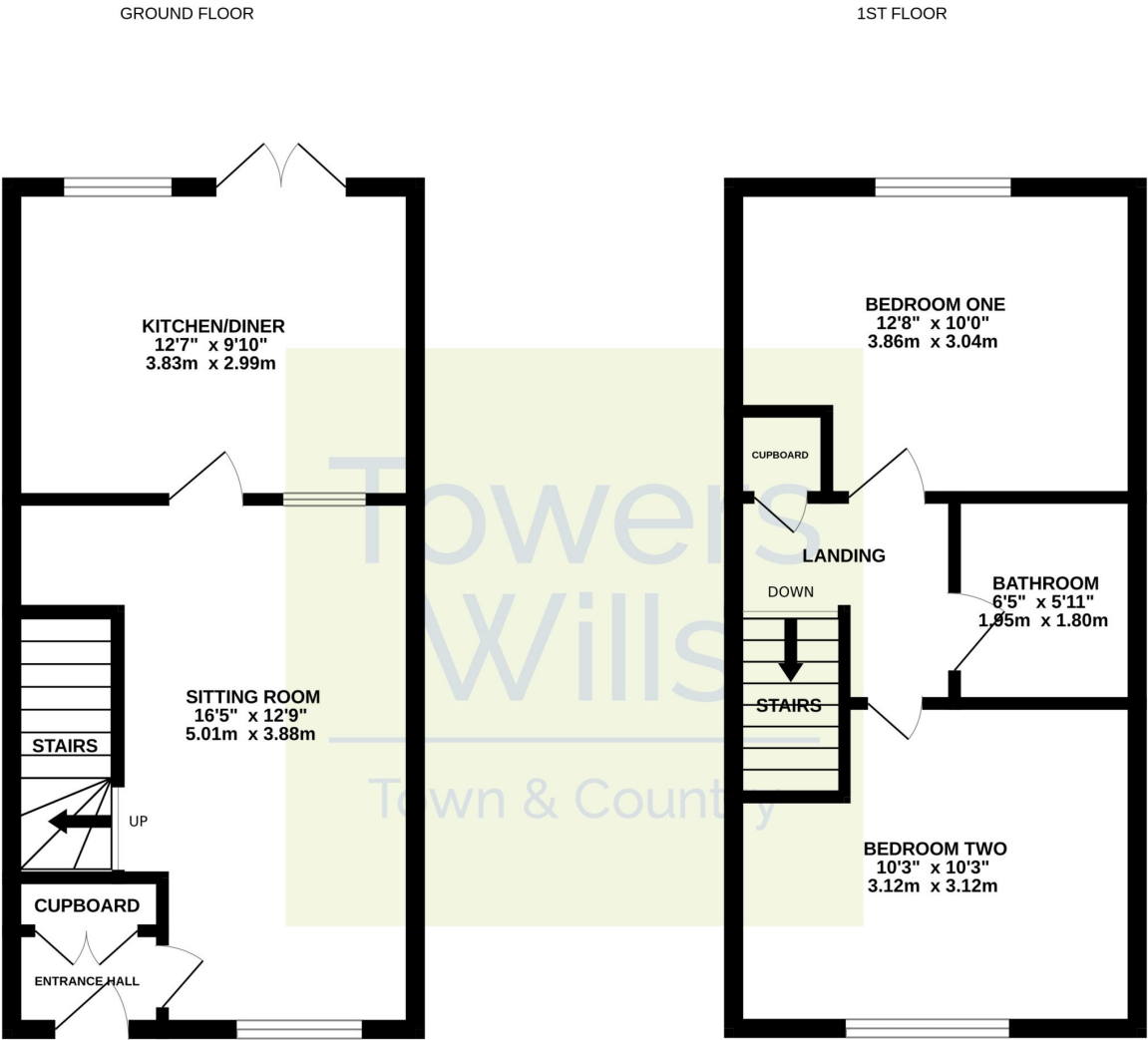
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Energy Efficiency

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



Floor Plan



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