

Towers Wills

Town & Country

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13, Albert Close, Yeovil, Somerset BA21 3NS

£270,000

Towers Wills are delighted to bring to market this well-presented three-bedroom semi-detached family home, tucked away in a popular cul-de-sac location within close proximity to schools, shops and amenities. Selling with no onward chain the property offers spacious and versatile accommodation throughout, the property benefits from driveway parking, garage and workshop, an open-plan kitchen/dining/living space, family bathroom and a usable loft room – making this a superb opportunity for both first-time buyers and growing families.

Ground Floor Accommodation

Entrance Hall

Double glazed entrance door to front, radiator and double glazed window to side.

Lounge – 4.01m max x 3.26m max

A bright and welcoming reception room with double glazed half bay window to the front, radiator and open fireplace.

Open-Plan Kitchen/Diner/Living Area – 6.49m max x 5.06m max

A fantastic open-plan family space ideal for modern living and entertaining.

- Dining/Living Area: Spacious and flooded with natural light, benefiting from double glazed windows to the side and rear, two radiators and French doors opening onto the rear garden.
- Kitchen Area: Well-appointed with integrated appliances including dishwasher, induction hob with extractor over, electric oven, and one and a half bowl stainless steel sink with drainer and a breakfast bar separating the dining area.

First Floor Accommodation

Landing

With cupboard for storage and double glazed window to side.

Family Bathroom

White suite comprising bath with shower over, wash hand basin, WC, extractor fan, heated towel rail and double glazed window to rear.

Bedroom One – 4.20m max x 2.85m max

Spacious double bedroom with half bay double glazed window to front, radiator and built-in wardrobe.

Bedroom Two – 3.21m x 3.04m into wardrobe

Double glazed window to rear, radiator, built-in wardrobe and drop-down ladder giving access to loft room.

Bedroom Three – 2.42m x 2.11m

Double glazed window to front and radiator.

Loft Room – 5.05m max x 4.75m max (with restricted head height)

A highly usable and versatile space, accessed via ladder from bedroom two, with double glazed skylight to rear, radiator, under-eaves storage and housing the gas combi boiler. Ideal as a home office or hobby space.

Outside

Front

Driveway parking to the front with a shared drive leading to the garage. Outside tap.

Garage – 5.14m x 3.20m

Key Features

- Three Bedrooms
- Separate Lounge & Open-Plan Kitchen/Diner/Living Area
- Usable Loft Room
- Driveway Parking
- Garage with Workshop Area
- Well-Maintained Rear Garden
- Ideal Family Home or First-Time Buy

Contact Us

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Energy Efficiency

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

With up-and-over door to front, power and light, stainless steel sink and drainer, plumbing for washing machine and space for tumble dryer. Door to rear leading to:

Workshop – 2.72m x 3.23m

Versatile space with French doors opening onto the garden – ideal for storage, a home office or workshop.

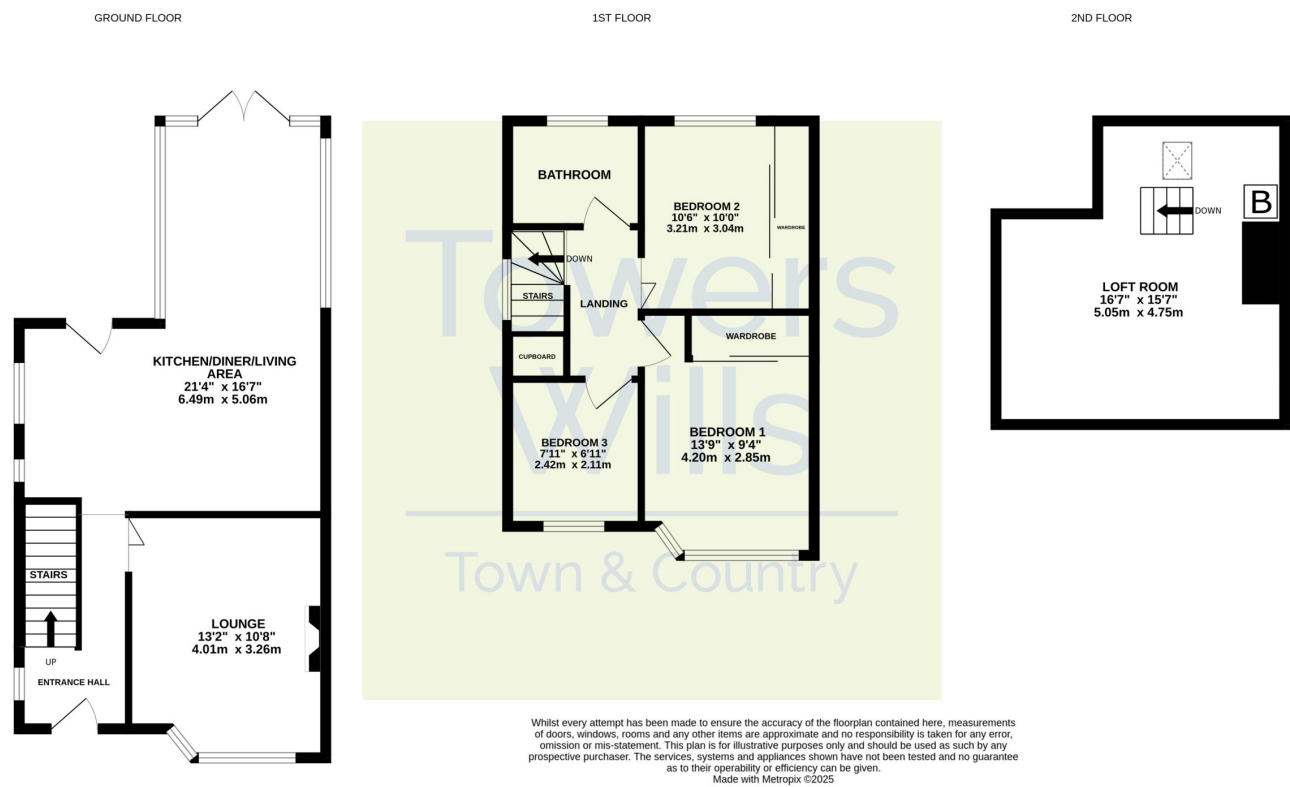
Rear Garden

A well-proportioned and enclosed rear garden, laid mainly to lawn with decked seating area and side access to workshop and garage.

A versatile and well-finished family home in a sought-after position – early viewing is highly recommended.



Floor Plan



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