

# Towers Wills

Town & Country

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**15, Acer Drive, Yeovil, Somerset BA21 3DH**

**£210,000**

Towers Wills are pleased to bring to market this well-presented end of terrace two-bedroom home, situated in the ever-popular Abbey Manor Park development, within easy reach of local amenities including a sought-after primary school, convenience store and local pub. An excellent opportunity for first-time buyers or investors alike, this property is offered to the market with no onward chain. The accommodation comprises of entrance hall, kitchen, spacious lounge/diner, two bedrooms, bathroom and enclosed rear garden. Further benefits include gas central heating, driveway parking for two vehicles adjacent to the property and a generous garden with gated access.

Accommodation:

Entrance Hall

Double glazed window and door to the front, radiator, understairs storage cupboard.

Kitchen 2.89m x 1.82m

Double glazed window to the front, radiator, one and a half bowl sink drainer, space for washing machine and fridge/freezer, integrated gas hob, integrated electric oven, wall mounted gas boiler (serviced 17th July 2025).

Lounge/Diner 4.61m x 3.64m

A generous reception area with radiator, gas fireplace (serviced 17th July 2025), and double-glazed patio doors opening to the rear garden.

First Floor Landing

Access to loft.

Bathroom

Suite comprising bath with power shower over, wash hand basin, w.c., radiator, extractor fan, and double-glazed window to the side.

Bedroom One 2.68m x 3.63m

A spacious double bedroom with radiator and double-glazed window overlooking the rear garden.

Bedroom Two 2.59m max x 2.64m + recess

Radiator, two double glazed windows to the front and airing cupboard housing water tank.

Rear Garden

A generous enclosed garden laid largely to lawn with planted borders, gravel area, side gate access and wooden storage shed.

Parking

Driveway parking for two vehicles located directly beside the property (along with outside tap).

Key Features

- Well Presented Throughout
- Two Bedrooms
- Popular Abbey Manor Park
- Driveway Parking
- Rear Garden
- Ideal First Time Buy/Investment Opportunity

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



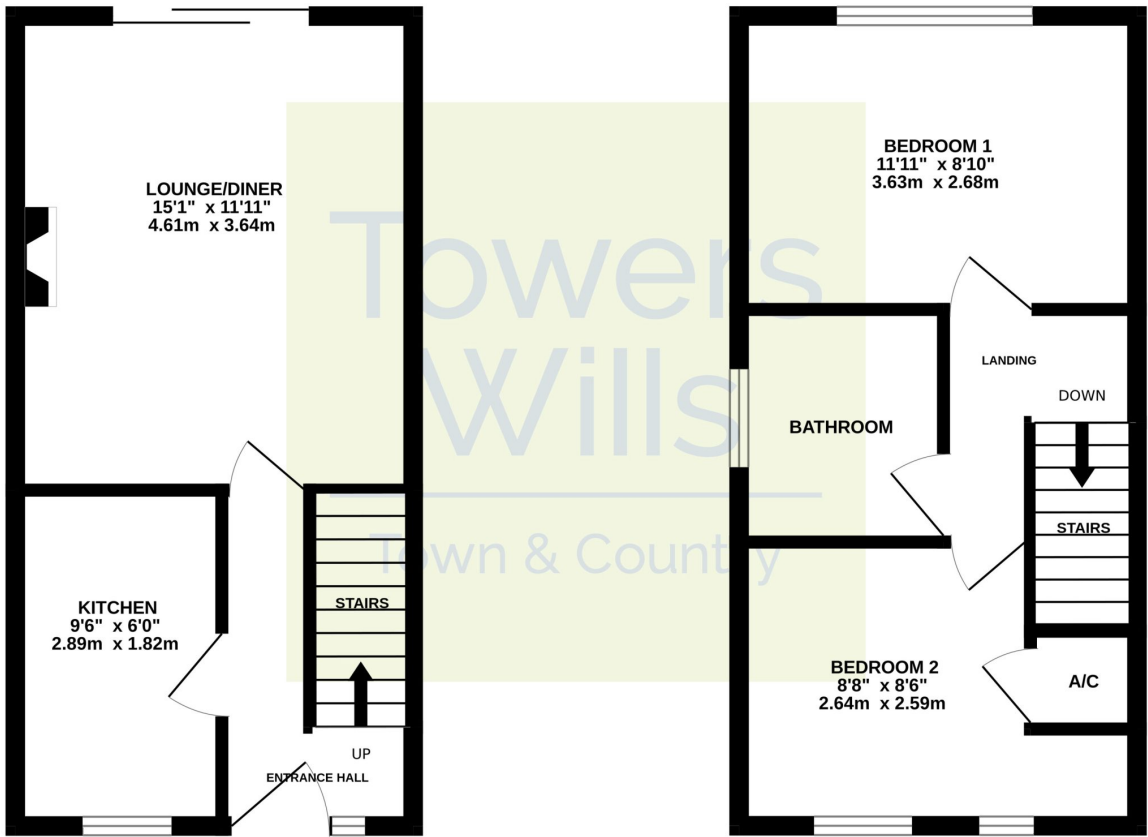




# Floor Plan

GROUND FLOOR

1ST FLOOR



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**Towers Wills**

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