

# Towers Wills

Town & Country

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**108, Roe Avenue, Yeovil, Somerset BA22 8SD**

**£240,000**

Towers Wills are delighted to welcome to the market this three-bedroom semi-detached family home, situated in a popular residential location on the western edge of Yeovil. Offered to the market with no onward chain, the property is in need of some modernisation but offers excellent potential for those looking to create a home to their own specification. The accommodation comprises a kitchen, lounge, separate dining area, additional reception room/study, three double bedrooms and a family bathroom. Outside, the property benefits from off-road parking and a pleasant rear garden. An ideal family home with plenty of scope for improvement. Early viewing is advised to avoid disappointment.

**Accommodation:**

Porch – 2.10m x 1.13m

Double glazed entrance door to the front with double glazed windows to the front and side.

**Entrance Hall**

Single glazed door from the porch, radiator and understairs storage cupboard.

Kitchen – 3.21m x 2.85m

Fitted with a range of wall and base units incorporating a one and a half bowl stainless steel sink with drainer, space for a washing machine, space for an electric cooker, space for a fridge/freezer and space for a slimline dishwasher. Double glazed window to the front and radiator.

Third Reception Room/Study – 3.68m x 2.55m

Double glazed windows to the front and rear, double glazed door opening to the rear garden, radiator and wall mounted gas boiler.

Lounge – 4.21m (max) x 3.42m (max)

Double glazed window to the rear, radiator, gas fireplace and archway opening to the dining area.

Dining Area – 2.86m x 2.47m

Double glazed window to the rear and radiator.

**First Floor Landing**

Double glazed window to the front, radiator, loft hatch and storage cupboard.

Bedroom One – 3.86m (max) x 3.43m

Double glazed window to the rear, radiator and two built-in double wardrobes.

Bedroom Two – 3.44m (max) x 3.21m (max)

Double glazed window to the rear, radiator and built-in double wardrobe.

Bedroom Three – 3.51m x 2.55m

Double glazed windows to the front and rear, radiator and loft hatch.

**Family Bathroom**

Two double glazed windows to the front, corner bath with electric shower over, WC, wash hand basin and heated towel rail.

**Outside:**

To the front of the property is a large lawned garden with driveway parking and gated side access. The rear garden is predominantly laid to lawn with planted borders and benefits from side access, a timber shed and a small pond.

## Key Features

- NO ONWARD CHAIN
- Semi-Detached Family Home
- Three Double Bedrooms
- Three Reception Rooms
- Off Road Parking
- Rear Garden

## Contact Us

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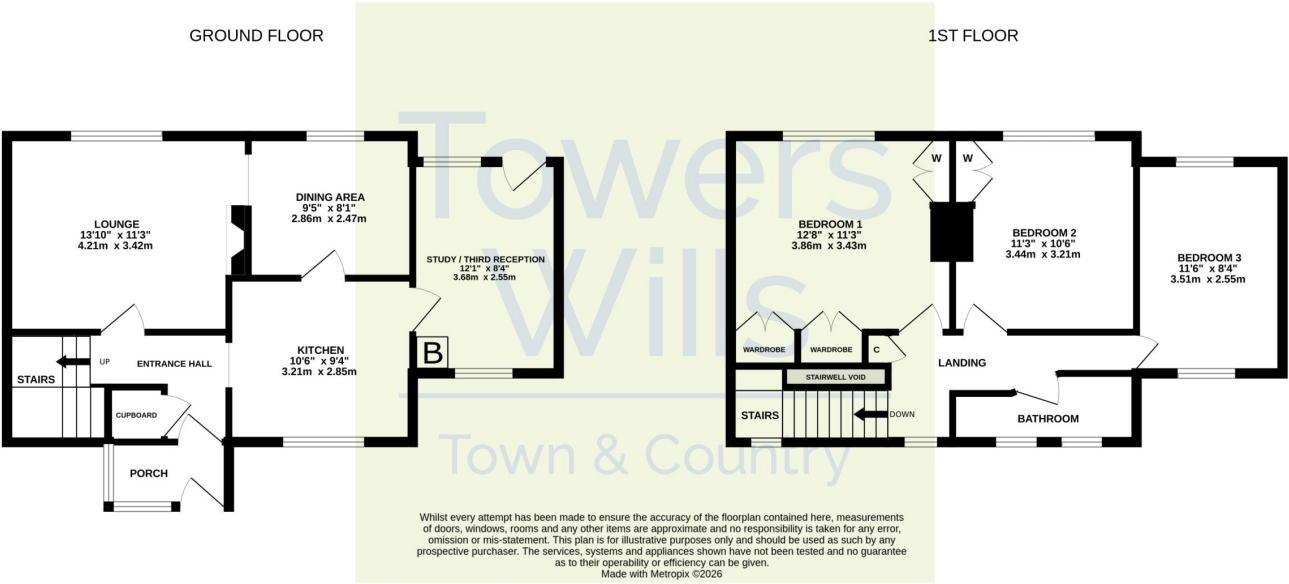
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Offered for sale with no onward chain, this property presents an excellent opportunity for buyers looking to modernise and create a family home in a popular location. Early viewing is highly recommended.



# Floor Plan



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