

# Towers Wills

Town & Country

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**118, Huish, Yeovil, Somerset BA20 1BD**

**Offers Over £160,000**

Towers Wills are delighted to welcome to the market this two-bedroom terraced home, offered for sale with no onward chain. Conveniently situated close to local shops, schools, the town centre and transport links, the property would make an ideal first time purchase or buy-to-let investment. The accommodation comprises entrance hall, spacious lounge/dining room, modern kitchen, utility room, two double bedrooms, a modern family bathroom and a pleasant rear garden.

Accommodation:

Entrance Hall

Modern double glazed door to the front of the property.

Lounge/Dining Room – 6.13m x 2.83m

A light and spacious reception room with double glazed windows to the front and rear, two radiators and understairs storage.

Kitchen – 3.19m x 1.84m

Fitted with a range of modern wall and base units with wooden work surfaces incorporating a one and a half bowl sink and drainer, integrated electric oven and hob with extractor hood over, and space for a fridge/freezer. Double glazed window to the rear and gas combi boiler.

Utility Room – 1.60m x 1.56m

Practical utility area with a washing machine and space for condensing tumble dryer, together with access to the rear garden.

First Floor Landing

Loft access storage cupboard.

Bedroom One – 3.65m x 2.61m

Double glazed window to the front and radiator.

Bedroom Two – 3.05m x 1.89m

Double glazed window to the rear and radiator.

Family Bathroom – 3.42m x 2.16m

Fitted with a modern suite comprising separate shower cubicle and bath with centre taps, wash hand basin, heated towel rail and WC.

Outside:

Rear Garden

Comprising patio area, lawn, two sheds and a brick-built store room with WC situated to the rear of the kitchen. Agents note: There is gated access/right of way across the garden.

Parking

On-street parking is available nearby.

Key Features

- Terraced House
- Two Double Bedrooms
- Ideal First Time Buy/Buy to Let
- Within Walking Distance of Leonardo, Hospital & the Town Centre
- NO ONWARD CHAIN

Contact Us

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Energy Efficiency

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



# Floor Plan

