

Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



82, Legion Road, Yeovil, Somerset BA21 3AY

Offers Over **£280,000**

Towers Wills are delighted to bring to the market this three-bedroom detached family home, occupying a sought-after residential position. Offering well-proportioned accommodation throughout, the property benefits from a dual-aspect lounge/diner, fitted kitchen, separate utility room with cloakroom, three bedrooms, modern shower room, garage, driveway parking and a private south-facing rear garden.

Accommodation:

Porch

Covered entrance porch with door opening into the property.

Reception Hallway

Entrance hall with staircase rising to the first floor, radiator and useful understairs storage cupboard.

Lounge/Diner – 5.92m x 4.00m max (19'5" x 13'1" max)

A dual-aspect reception room enjoying plenty of natural light, with window to the front elevation, patio doors opening onto the rear garden and radiator, providing an ideal space for both living and dining.

Kitchen – 3.32m x 2.40m (10'11" x 7'10")

Fitted with a range of wall, base and drawer units with complementary work surfaces incorporating an inset sink and drainer. Integrated electric oven, integrated microwave, electric hob with extractor hood over, space for a dishwasher and fridge/freezer, rear aspect window and door providing access to the side.

First Floor Landing

Stairs rising from the reception hallway, loft access and doors leading to all first-floor accommodation.

Bedroom One – 3.45m x 2.60m (11'4" x 8'6")

A generous double bedroom with rear aspect window, built-in wardrobes and radiator.

Bedroom Two – 3.30m x 2.60m (10'10" x 8'6")

A double bedroom overlooking the front of the property, complete with built-in wardrobes and radiator.

Bedroom Three – 2.60m x 2.40m (8'6" x 7'10")

A well-proportioned third bedroom with front aspect window, useful overstairs storage cupboard and radiator.

Shower Room – 2.40m x 1.70m (7'10" x 5'7")

Fitted with a modern suite comprising shower cubicle, wash hand basin set within a vanity unit, low-level WC, heated towel rail, tiled walls and rear aspect window.

Outside

To the front of the property is a neatly maintained garden together with a block-paved driveway providing off-road parking for one vehicle and leading to the garage.

Garage – 5.35m x 3.76m (17'7" x 12'4")

With electric roller door, power and lighting, together with an internal door leading to the utility room.

Key Features

- Detached Family Home
- Three Bedrooms
- Popular Location
- Garage & Driveway
- South Facing Rear Garden

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill
Yeovil

Somerset
BA202RF

T: 01935 577032

E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Utility Room – 2.55m x 2.45m (8'4" x 8'0")

A useful ancillary space fitted with plumbing for a washing machine, space for a tumble dryer, electric radiator, two built-in storage cupboards, rear aspect window and door providing access to the garage.

Cloakroom/WC

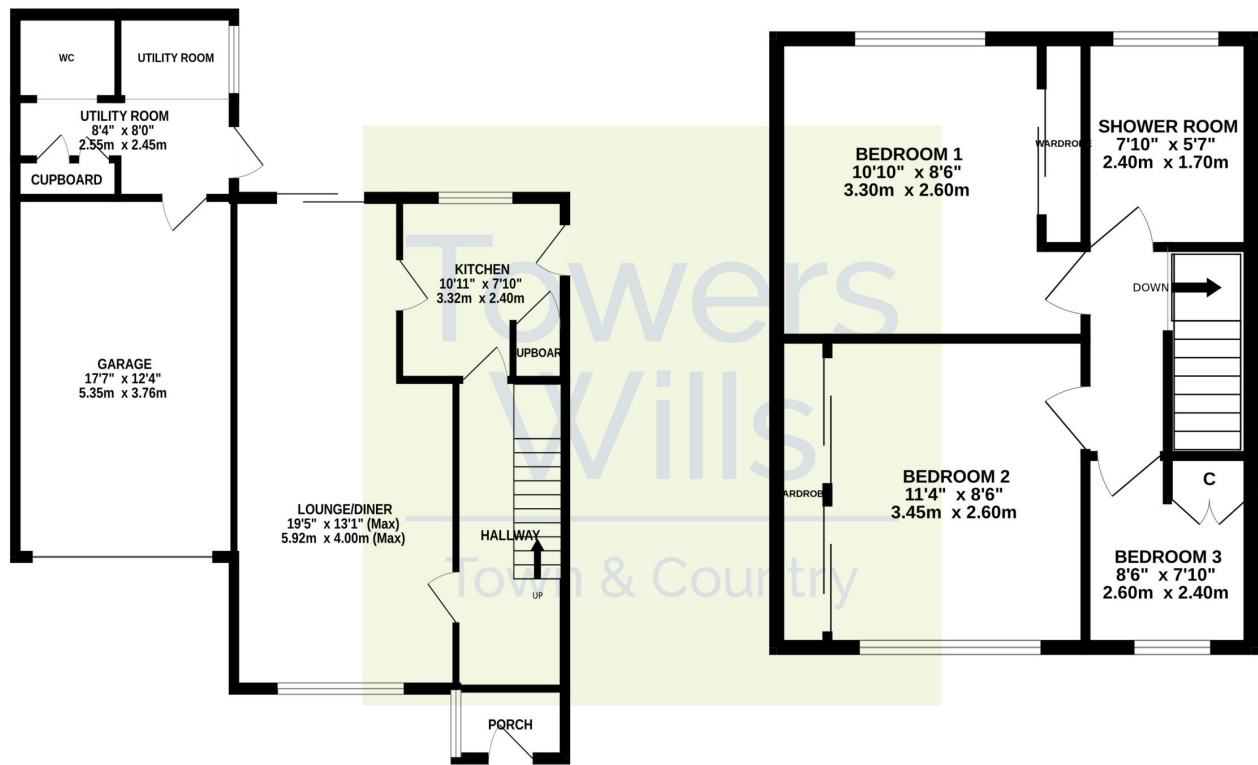
Comprising low-level WC and wash hand basin.



Floor Plan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor , (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact , (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view

Towers Wills

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

info@towerswills.co.uk | www.towerswills.co.uk