Towers Wills

Town & Country

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308, St Michaels Avenue, Yeovil, Somerset BA21 4NE

Guide Price **£315,000**

Towers Wills are delighted to welcome to the market this well presented three-bedroom semi-detached home, which has been modernised over the last four years by the current owner and has been extended to the rear to provide a single-storey extension. The property now benefits from an open plan kitchen, dining and living area, separate lounge, downstairs WC and utility room. To the first floor are three bedrooms and a family shower room. Outside, there is a front garden with driveway parking, together with a generous rear garden offering gravelled seating area, lawn, summer house and outbuilding. An ideal family home, early viewing is advised to fully appreciate the accommodation.

Accommodation:
Porch – 1.68m x 1.01m
Double glazed entrance door and double glazed windows to the front.

Entrance Hall
Double glazed door and windows leading from the porch, radiator, understairs storage cupboard and stairs rising to the first floor.

Cloakroom
Double glazed window to the side, WC and wash hand basin.

Lounge – 3.74m (max) x 3.59m (max)
Double glazed bay window to the front, radiator and fireplace.

Agents Note
The fireplace is currently not utilised by the owner, who has advised that the chimney remains open and there is a gas point available for those wishing to install a gas fire.

Open Plan Kitchen/Dining/Living Area

Dining/Living Area – 6.63m x 3.13m (plus recess)
Double glazed patio doors opening to the rear garden, radiator and skylight.

Kitchen – 4.13m x 2.03m
Fitted with a range of wall and base units incorporating a Butler sink, integrated dishwasher, integrated fridge/freezer, integrated drinks fridge, integrated electric oven, integrated microwave and integrated induction hob. Double glazed window to the side, gas boiler and open doorway leading to the utility room.

Utility Room – 2.22m x 1.22m
Double glazed window to the rear, double glazed door to the side and space for a washing machine.

First Floor Landing
Double glazed window to the side and loft hatch (accessed via a pull down ladder, currently a boarded workshop space and subject to necessary plans & approvals a loft conversion is a viable).

Bedroom One – 3.76m (max) x 3.75m (max)
Double glazed bay window to the front and radiator.

Bedroom Two – 3.46m x 3.46m (max)
Double glazed window to the rear, radiator and airing cupboard housing the pressurised hot water cylinder.

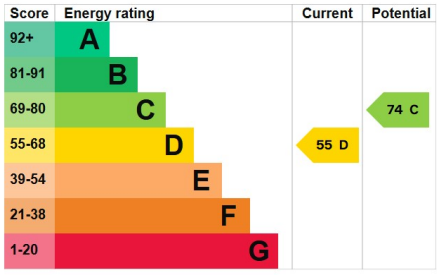
Key Features

- Well Presented Throughout
- Driveway Parking for 3-4 Cars
- Generous Rear Garden
- Extended Semi-Detached House
- Three Bedrooms
- Outbuilding & Summerhouse

Contact Us

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Energy Efficiency



Bedroom Three – 3.03m x 2.03m
Double glazed window to the side and radiator.

Shower Room
Double glazed window to the front, shower cubicle with rainfall shower attachment, heated towel rail, wash hand basin, WC and extractor fan.

Outside:
To the front of the property is a largely lawned garden with planted borders and a large driveway providing off-road parking for 3-4 cars in tandem, that leads to the side of the property. There is also an outside tap to the side.

The rear garden benefits from a gravelled seating area, ideal for alfresco dining, side gate access, outside power, a large lawned area, planted borders and mature trees. There is also a summer house and outbuilding.

Outbuilding – 5.40m x 2.62m
Originally the property's garage, the building has power and lighting together with two single glazed windows to the side.

Agents Note
The up and over door to the front of the garage/outbuilding has been replaced with cladding by the current owner. The building could be easily returned to a functioning garage should a new owner wish to do so.









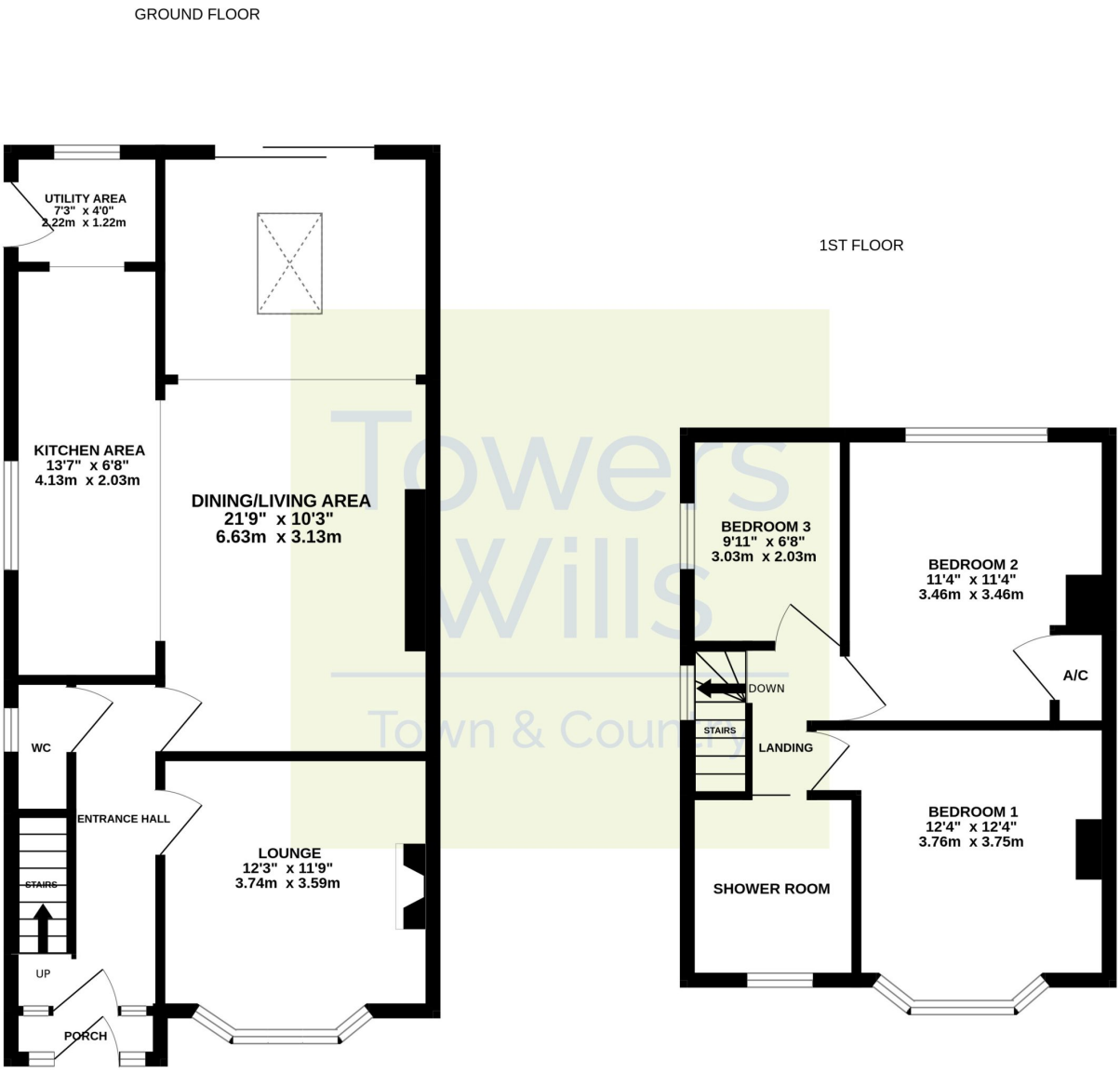



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Floor Plan



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.
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