

Towers Wills

Town & Country

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



17, Cabot Road, Yeovil, Somerset BA21 5FQ

£210,000

Towers Wills are pleased to bring to market this well-presented semi-detached home situated on the edge of Wyndham Park Estate close to adjacent fields. The property sits in a quiet cul-de-sac and benefits from allocated parking for two in tandem, east facing rear garden, downstairs WC, open plan kitchen/diner/lounge area, two double bedrooms and bathroom.

Description

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Entrance Hall

Door to the front, radiator and stairs to the first floor.

Open Plan Kitchen/Diner/Lounge Area 3.41m x 8.54m – maximum measurements

Lounge Area

Includes double glazed window to the front and radiator.

Kitchen/Diner

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one bowl sink drainer, radiator, double glazed window to the rear, under stairs cupboard, space for fridge freezer, integrated gas hob with extractor fan over, integrated electric oven, gas boiler, space for washing machine and space for dishwasher.

Rear Hall 1.28m x 1.87m

Radiator, double glazed door to the rear garden and door leading to the w.c.

W.C

Includes wash hand basin, w.c, radiator and extractor fan.

First Floor Landing

Includes loft hatch and radiator.

Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, extractor fan and heated towel rail.

Bedroom One 3.65m x 4.50m – maximum measurements

Two double glazed windows to the front, radiator and built-in wardrobe.

Bedroom Two 3.33m x 4.49m – maximum measurements

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

Rear Garden

There is a low maintenance rear garden with gravel areas, outside tap and rear gate leading to the parking.

Parking

There is off road parking for two vehicles in tandem to the rear of the property.

Agents Note

Key Features

- Semi-Detached
- Two Double Bedrooms
- Cul-de-Sac Position
- Garden
- Off Road Parking

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: info@towerswills.co.uk

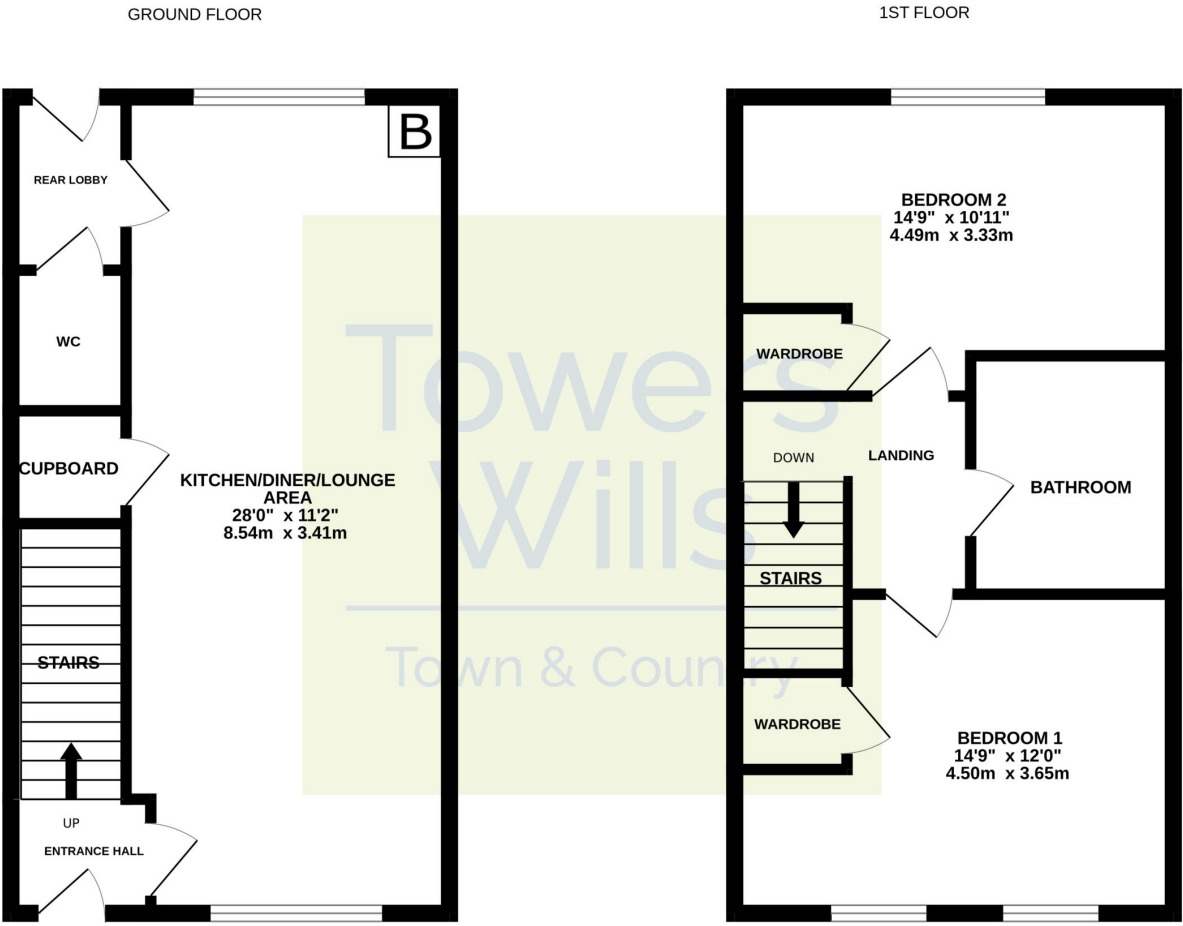
Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The vendor has advised Towers Wills of a Wyndham Park Estate maintenance charge of c. £56 (paid every 6 months).



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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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