

# Towers Wills

Town & Country

☎ 01935 577 032 | 01460 298 530 | ✉ [info@towerswills.co.uk](mailto: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

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.

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		

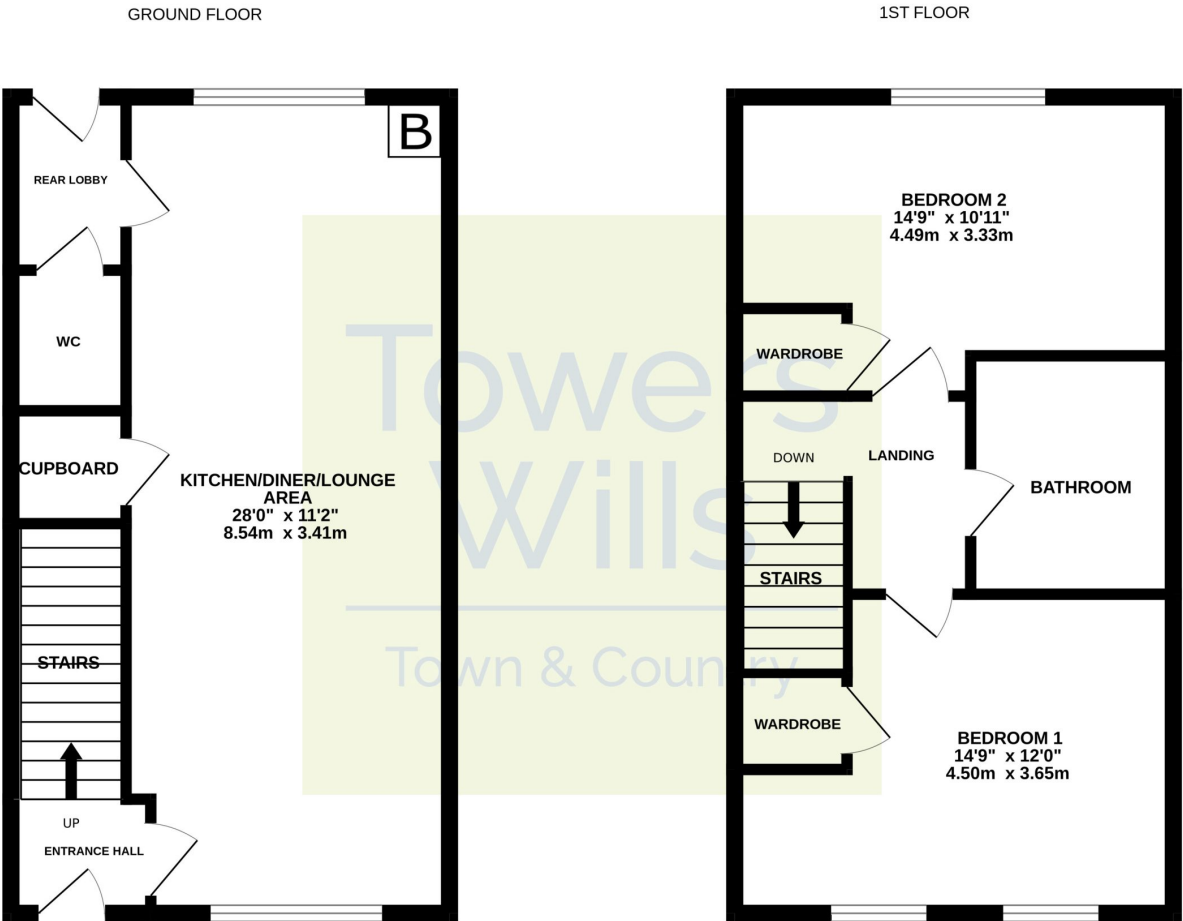
The vendor has advised Towers Wills of a Wyndham Park Estate maintenance charge of c. £56 (paid every 6 months).







# 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.  
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](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)