

# Towers Wills

Town & Country

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22, Central Acre, Yeovil, Somerset BA20 1NU

**£175,000**

Towers Wills are pleased to market this well situated two bed town house. Selling with no onward chain the property offers plenty in terms of overall space, is close to Yeovil town centre and includes; integral garage, off-road parking, courtyard garden, large lounge/diner and additional ground floor reception room.

Entrance Hall

Radiator, double glazed door to the front, stairs leading to the first floor and door to the ground floor reception room.

Ground Floor Reception Room

L-shaped room  
Radiator, double glazed French doors to the rear garden and double glazed window to the rear. Door leading to the garage.

Garage

Includes power and light and has an 'up and over' door.

First Floor

Main Reception Room/Lounge

Two double glazed windows to the rear, two radiators and stairs leading to the second floor.

Kitchen

Comprising of a range of wall, base and drawer units, work surfacing with one bowl stainless steel sink drainer, space for washing machine and slimline dishwasher, integrated electric hob and integrated electric oven with cookerhood over, space for fridge freezer, double glazed window to the front and central heating boiler.

Cloakroom

With w.c, wash hand basin vanity unit and double glazed window to the front.

Second Floor Landing

Cupboard and loft hatch.

Bedroom One (L-shaped)

Two double glazed windows to the rear and radiator.

Bedroom Two

Double glazed window to the front and radiator.

Bathroom

Suite comprising bath with shower over, w.c, wash hand basin with vanity unit, double glazed window to the front and heated towel rail.

Outside

To the front is of a gravel parking area with space for one vehicle.

Rear Garden

To the rear there is a patio area and planted beds.

Key Features

- NO ONWARD CHAIN
- Walking distance of Town Centre, Yeovil Hospital & Ninesprings Country park
- Two reception rooms
- Versatile accommodation
- Two bedrooms
- Two reception rooms
- Driveway
- Garage

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



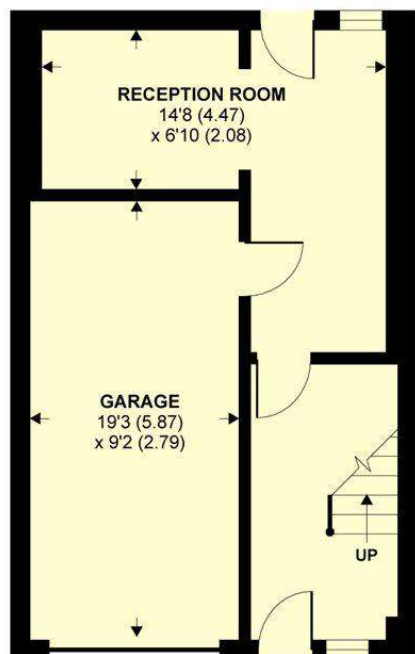




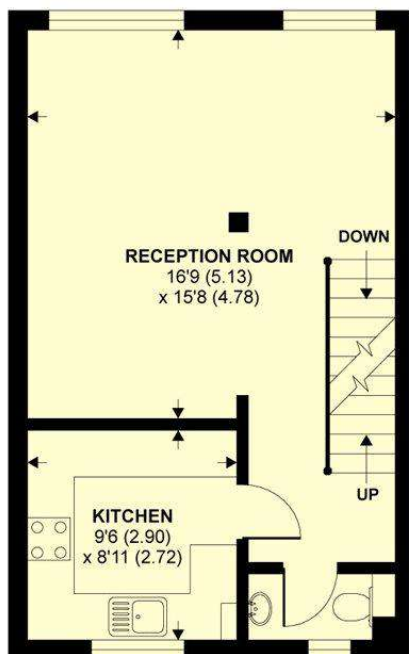
# Floor Plan

## Central Acre, Yeovil, BA20 1NU

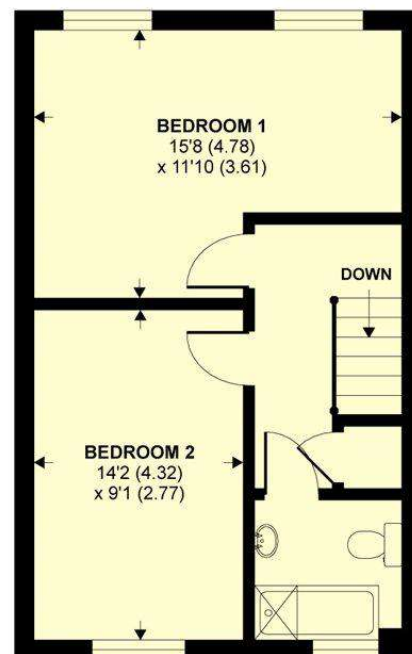
APPROX. GROSS INTERNAL FLOOR AREA 1231 SQ FT 114.3 SQ METRES (INCLUDES GARAGE)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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**Towers Wills**

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