

# Towers Wills

Town & Country

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9, Roping Road, Yeovil, Somerset BA21 4BD

OIEO **£230,000**

Towers Wills are pleased to present this extended 3-4 bed semi-detached situated close to Yeovil Hospital and just half a mile to the town centre. The property briefly includes; lounge, open plan kitchen/diner, shower room, down stairs study/bedroom 4 with upstairs the family bathroom and three bedrooms. The property has a delightful rear garden, off-road parking for two cars and is situated close to a local bus stop.

### Entrance Hall

Composite door to the front, radiator and under stairs cupboard.

**Lounge** 4.17m x 3.64m - maximum measurements

Radiator and double glazed window to the front.

### Shower Room

Suite comprising shower cubicle, wash hand basin, w.c, double glazed window to the side, radiator and extractor fan.

**Study/Bedroom Four** 3.42m x 2.53m - maximum measurements

Radiator and double glazed French doors leading to the rear garden.

**Open Plan Kitchen/DinerDining Area** 3.64m x 3.63m - maximum measurements

Radiator, built-in cupboard and open box arch to the kitchen.

**Kitchen Area** 3.40m x 3.16m

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, double glazed window to the rear, double glazed door to the rear, space for washing machine and fridge freezer, integrated gas hob and electric oven with cookerhood over and a double glazed skylight.

### First Floor Landing

Double glazed window to the side

**Bedroom One** 3.65m x 3.67m - maximum measurements

Radiator and double glazed window to the front

**Bedroom Two** 3.65m x 3.66m - maximum measurements

Double glazed window to the rear and radiator

**Bedroom Three** 2.63m x 2.07m

Radiator and double glazed window to the rear.

### Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, double glazed window to the front, loft hatch, radiator and airing cupboard including tank.

### Outside

To the front of the property is a gravelled parking area for two cars. To the rear of the property the garden is mainly laid to lawn with patio and planted beds, wooden shed, outside tap, mature trees and shrubs, side gate and an air raid shelter.

## Key Features

- Semi Detached
- Three bedrooms
- Good size rear garden
- Walking distance to Town Centre, Hospital & College
- Off road parking
- Early viewing advised

## Contact Us

### Towers Wills Estate Agents - Yeovil

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**Agents Note**

There is a bus stop very close to the front the property for those wishing to use public transport.

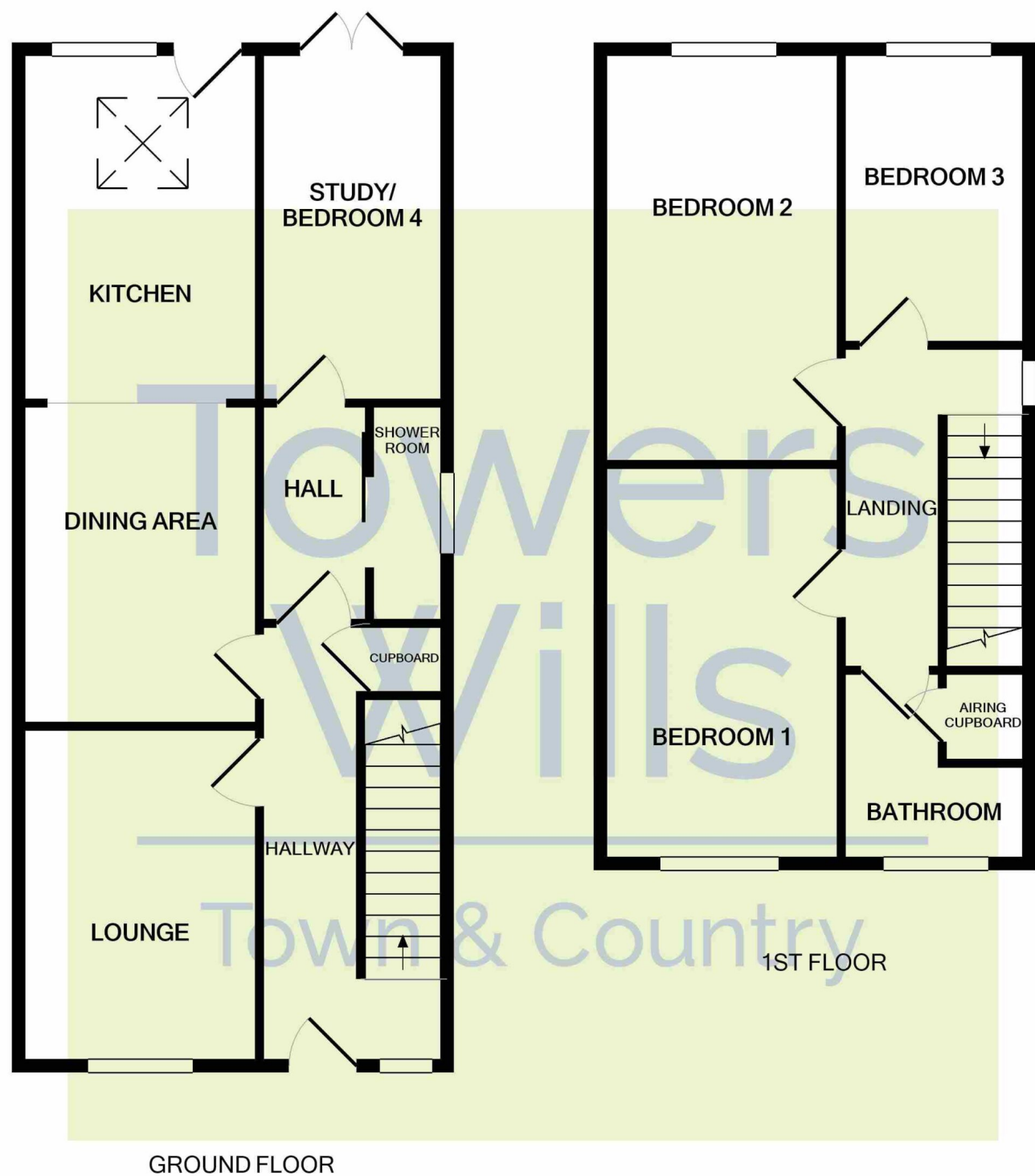
We have also been advised by the owners that the property requires a new boiler.







# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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**

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