

# Towers Wills

Town & Country

£395,000



## 3 Buller Avenue, Yeovil, Somerset, BA22 8SN

Towers Wills offer a rare opportunity to purchase this exceptionally spacious family home situated in a private position on the fringe of the West side of Yeovil. Briefly comprising: Hallway, cloak W.C, living room, dining room, kitchen / breakfast room, three double bedrooms, en-suite shower, bathroom, front and rear gardens. Driveway & garage.

## Key Features

- VIDEO TOUR AVAILABLE
- Spacious family home
- Three large double bedrooms
- Three reception rooms
- Tucked away private position
- Light and spacious accommodation

**Hallway:**

A spacious reception area with door and two windows to the front, cupboard, under stairs storage cupboard, radiator.

**Cloak W.C:**

Window to the rear, wash hand basin, W.C.

**Living room:**

A light and spacious triple aspect living area with windows to front, rear and side. Feature gas fire place, radiator, double doors to the dining room.

**Dining room:**

The perfect area for entertaining with family and friends. With large bay window and double doors to the rear garden, radiator.

**Kitchen / Breakfast room:**

Fitted with a range of wall, base and drawer units, work surfacing with inset sink / drainer, plumbing for dish washer, space for fridge / freezer. electric cooker point, Baxi combination boiler for domestic heating & hot water, tiled floor, windows to front, side and rear, space for table and chairs, door to the side.

**Utility:**

Plumbing for washing machine and space for tumble dryer.

**Landing:**

A huge landing area making a pleasant feature to the first floor, window to the front, loft access to a huge space offering potential for conversion STPP, loft is part boarded, power and light, two cupboards.

**Master bedroom:**

Windows to both front, side and rear. this spacious triple aspect room has fitted wardrobes, two built in wardrobes, wash hand basin with vanity unit, radiator.

**Bedroom two:**

With windows to both front and side this spacious double room has a useful wash hand basin with vanity unit under, large double built in wardrobe, radiator, door to en-suite shower.

**En-Suite shower room:**

Comprising shower cubicle, window to the rear, heated towel rail.

**Bedroom three:**

Two windows to the rear, wash hand basin with vanity unit under, built in wardrobe, radiator.

**Bathroom:**

Comprising bath with shower over, wash hand basin, W.C, part tiled, heated towel rail, two windows to the rear.

**Outside:**

The front of the property benefits from being a no through road. A beautiful green area with mature trees gives the property a particularly pleasant outlook.

A driveway provides ample off road parking for several vehicles and in turn leads to the garage.

**Garage:**

Remote controlled electric roller door, power and light.

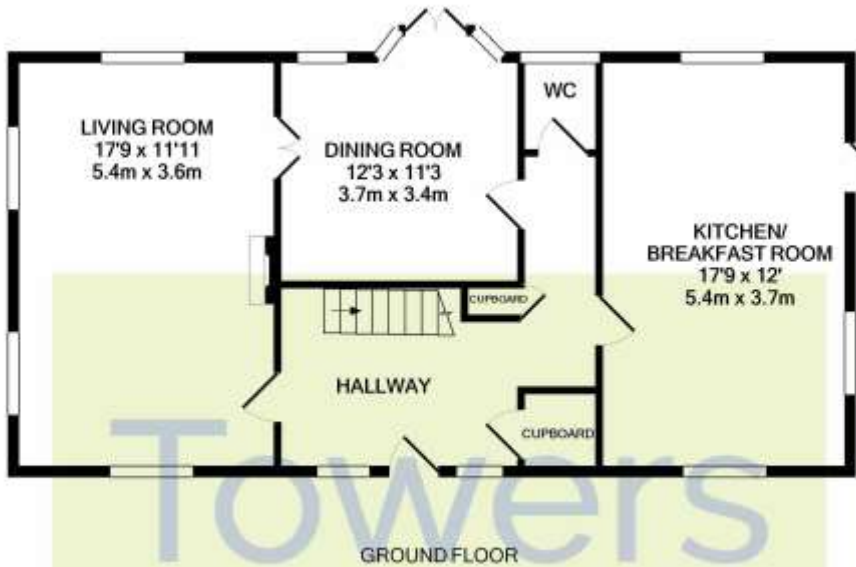


### Rear garden:

Enjoying a good degree of privacy the mature garden benefits from a sunny westerly aspect. Majority laid to lawn with patio area, planted borders stocked with a variety of plants and shrubs. Outside power points and tap. A substantial timber cabin offers a versatile additional area to use as a summer house / games room / office with power and lighting which steps out onto the large decked area with sunken hot tub.

## Floor Plan

## Energy Efficiency and Environmental Impact



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