

# Towers Wills

Town & Country

£267,000



## 49 Chelston Avenue, Yeovil, Somerset, BA21 4PZ

Towers Wills welcome to the market this extended four bedroom, three reception room family home. Offering very spacious accommodation throughout comprising: Porch, hallway, cloak W.C, living room, dining room, conservatory, family room, kitchen, utility room, four bedrooms, en-suite, bathroom, front and rear gardens, driveway and garage.

### Key Features

- VIDEO TOUR AVAILABLE
- Four bedrooms
- Three reception rooms
- Conservatory
- En-suite
- Cloak W.C

### Entrance

Double glazed door to the front opening into:

### Entrance Porch

Double glazed window to the side. Storage cupboard. Laminate flooring. Radiator. Door opening into:

### Entrance Hall

Stairs rising to the first floor. Inset spotlights to the ceiling. Radiator. Doors opening into:

### Living Room 17' 1" x 10' 5" ( 5.21m x 3.18m )

Double glazed window to the front. Aerial and telephone points. Wall lights. Coving to the ceiling. Wood laminate flooring. Radiator.

### Reception Room 11' 4" x 10' 9" ( 3.45m x 3.28m )

Double glazed window to the front. Feature fireplace with stone surround. Wood laminate flooring. Coving to the ceiling. Radiator.

### Dining Room 11' 2" x 10' 5" ( 3.40m x 3.18m )

Double glazed French doors to the rear opening to the rear garden. Wood laminate flooring. Coving to the ceiling. Radiator.

### Fitted Kitchen 14' 8" max x 9' 2" ( 4.47m max x 2.79m )

Double glazed window to the side. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker with cooker hood over. Plumbing for dishwasher. Space for fridge. Larder cupboard. Inset spotlights and coving to the ceiling. Radiator.

### Utility

Double glazed door to the rear opening into the sun room. Base units with work surface over. Plumbing for washing machine. Space for fridge/freezer.

### Sun Room 13' 1" x 7' 6" ( 3.99m x 2.29m )

Double glazed windows to the rear. Double glazed door to the side opening to the garden. Wood laminate flooring. Door opening into:

### Rear Lobby

Wall mounted central heating boiler. Double glazed door to the side opening to the garden. Door opening into:

### Downstairs Cloakroom

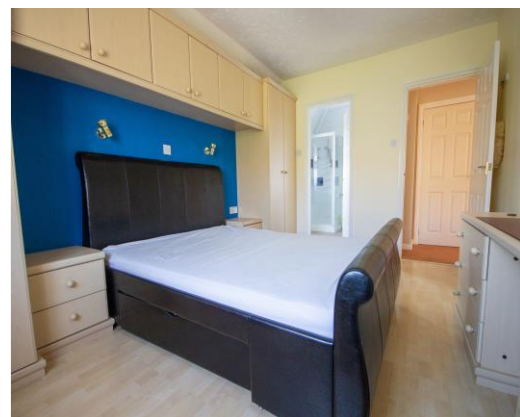
Double glazed window to the side. Suite comprising wash hand basin with tiled splashback. Low level WC.

### First Floor Landing

Airing cupboard. Inset spotlights and coving to the ceiling. Doors opening into:

### Master Bedroom 14' 5" x 10' 4" ( 4.39m x 3.15m )

Double glazed window to the front. Built in wardrobes with over head units. Wood laminate flooring. Radiator. Door opening into:



**En Suite**

Double glazed window to the side. Suite comprising enclosed bath with mixer tap and shower over. Shower cubicle. Wash hand basin. Low level WC. Fully tiled. Radiator.

**Bedroom Two** 11' x 10' 2" ( 3.35m x 3.10m )

Double glazed window to the front. Wood laminate flooring. Radiator.

**Bedroom Three** 11' 2" x 8' 9" ( 3.40m x 2.67m )

Double glazed window to the rear. Radiator.

**Bedroom Four** 8' 6" x 8' ( 2.59m x 2.44m )

Double glazed window to the front. Radiator.

**Shower Room**

Double glazed window to the rear. Suite comprising shower cubicle. Wash hand basin. Low level WC. Radiator.

**Garage**

Up and over door to the front. Window to the side.

**Front Garden**

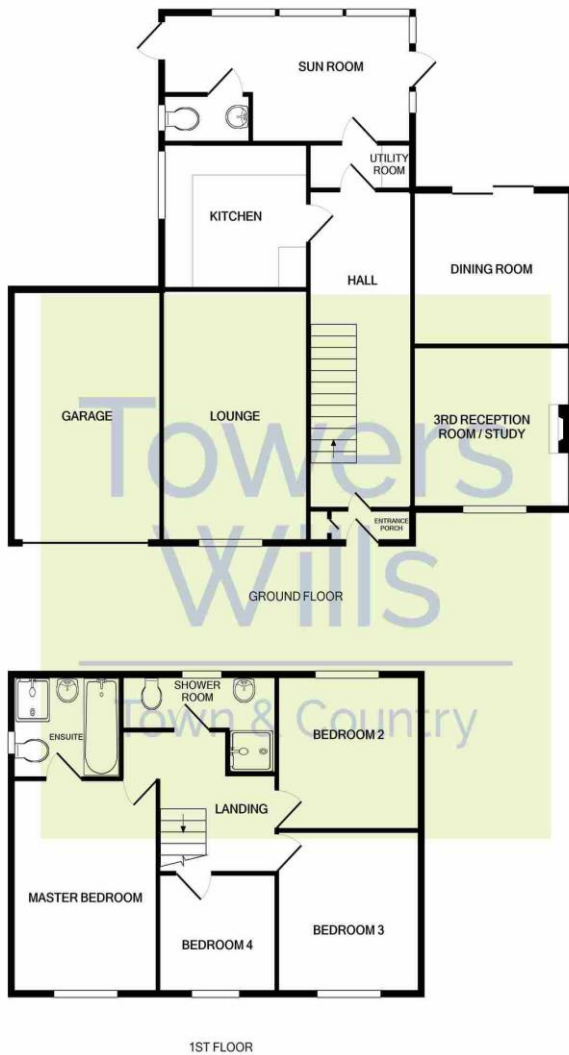
Via shingle driveway to the garage and front entrance providing off road parking. Steps then rise to a lawned area enclosed by hedging.

**Rear Garden**

A fully enclosed and landscaped rear garden with a paved patio area abutting the property with a shingle area to the side. Steps then lead down to a lawned area with raised flower beds and a further shingle and patio area.

## Floor Plan

## Energy Efficiency and Environmental Impact



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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