

# Towers Wills

Town & Country

£225,000



## 60 High Lea, Yeovil, Somerset, BA21 4PF

Towers Wills welcome to the market this beautifully presented two bedroom bungalow situated in the highly desirable position, within easy reach of local shops, amenities and bus stop. The property briefly comprises: reception hallway, living room, kitchen diner, two bedrooms, bathroom, large driveway, garage and rear garden.

### Key Features

- VIDEO TOUR AVAILABLE
- Sought after location
- Two bedrooms
- Kitchen / Diner
- Garage
- Beautiful garden

### Reception Hallway

Door to the front, part tiled and part carpeted, radiator and three storage cupboards.

### Living Room 3.95m x 3.20m

Spacious living room enjoying a pleasant outlook to the rear garden, double glazed doors opening to the patio, radiator and storage cupboard.

### Kitchen Diner 5.28m x 2.66m

A beautifully presented quality re-fitted kitchen comprising of a range of wall, base and drawer units, work surfacing with inset sink/drain, integrated electric oven, integrated electric hob, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, tiling to splash prone areas, window and door to the side.

### Dining Area

With ample space for table and chairs set, tiled floor, window to the front and radiator.

### Bedroom One 4.00m x 3.25m

With window to the front and radiator.

### Bedroom Two 3.08m x 3.00m

With window to the rear and radiator.

### Shower Room 2.43m x 1.72m

Immaculately presented suite comprising of shower cubicle, wash hand basin with vanity unit, wc, part tiled, heated towel rail and window to the side.

### Outside

To the front of the property is a large driveway providing ample off road parking, shared area of driveway leading to double gates where the detached garage is situated behind.

### Rear Garden

Beautifully maintained rear garden being majority laid to lawn with patio area, well stocked borders with a variety of mature plants, trees and shrubs. Gated side access.

### Garage

With power, light and 'up and over' door.

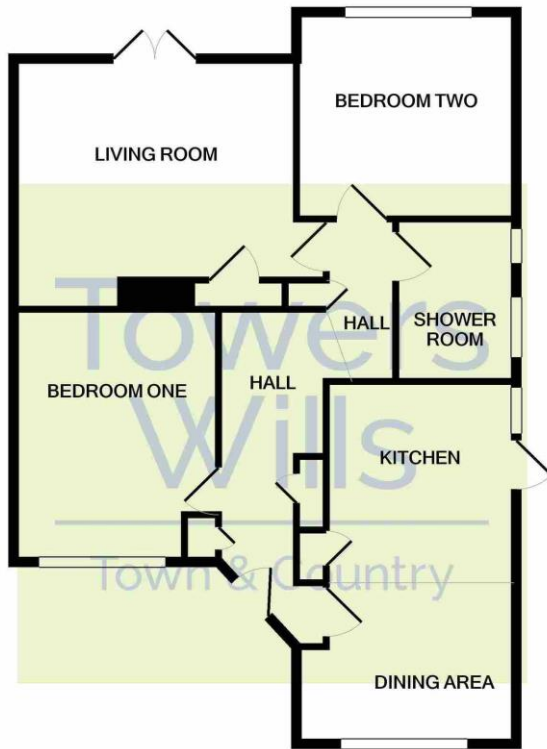
### Agents Notes

The property had a new roof in 2017, electrical re-wire in 2012, new glazing to front windows, rear bedroom and patio doors from the living room in 2011, new front door in 2015, kitchen, store and a side window in 2017 and kitchen re-fitted in 2017.



## Floor Plan

## Energy Efficiency and Environmental Impact



Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	37
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**Towers Wills**

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