

# Towers Wills

Town & Country

Guide  
**£250,000**



## 49 Cedar Grove, Yeovil, Somerset BA21 3JS

**Towers Wills offer an excellent opportunity to purchase a fine extended three bedroom family home situated in this sought after residential location. Comprising: Hallway, cloak W.C, living room, dining room, kitchen, three bedrooms, bathroom, driveway, garage and garden.**

## Key Features

**Extended**

**Three bedrooms**

**Two reception rooms**

**Cloak W.C**

**Beautifully presented throughout**

**West facing garden**

**Large garage**

**West facing garden**

**Viewing essential**

**Accommodation:****Hallway:**

Door and window to the front, laminate flooring, under stairs storage cupboard, radiator.

**Cloak W.C**

Comprising W.C, wash hand basin, tiling to splash back.

**Living room: 4.08m x 3.64m (13'4 x 11'10)**

A spacious bay fronted room with window to the front, feature gas fire with surround, window seat with storage under, radiator.

**Dining room: 3.96m x 2.97m (13 x 9'8)**

Perfect for entertaining with family and friends. Large bay with window and door to the rear garden, laminate flooring, radiator.

**Kitchen: 5.10m x 2.28m (16'8 x 7'5)**

A well presented fitted kitchen comprising of a range of white wall, base and drawer units, work surfacing with stainless steel sink/ drainer, integrated electric oven and gas hob with stainless steel splash back and cooker hood over. Space for fridge/ freezer, plumbing for washing machine, windows to both sides and rear. Central heating boiler.

**Landing:**

Stairs from the hallway, loft access, window to the side.

**Bedroom one: 4.20 x 3.07m (13'1 x 10)**

Bay window to the front, double built in wardrobe, radiator.

**Bedroom two: 3.92m x 3.07m (12'10 x 10)**

Bay window to the rear, double built in wardrobes and radiator.

**Bedroom three: 2.10m x 1.91m (7 x 6'3)**

Window to the front, radiator.

**Bathroom: 2.15m x 1.88m (7 x 6'2)**

A modern white suite comprising bath with shower over and glass screen, wash hand basin, W.C, heated towel rail, window to the side.

**Outside:****Front garden:**

An attractive frontage of garden enclosed with small wall, stone chip, miniature trimmed hedge and tree.

**Driveway:**

Providing ample off road parking. Gates leading to the garage.

**Garage: 5.82m x 2.98m (19'1 x 9'9)**

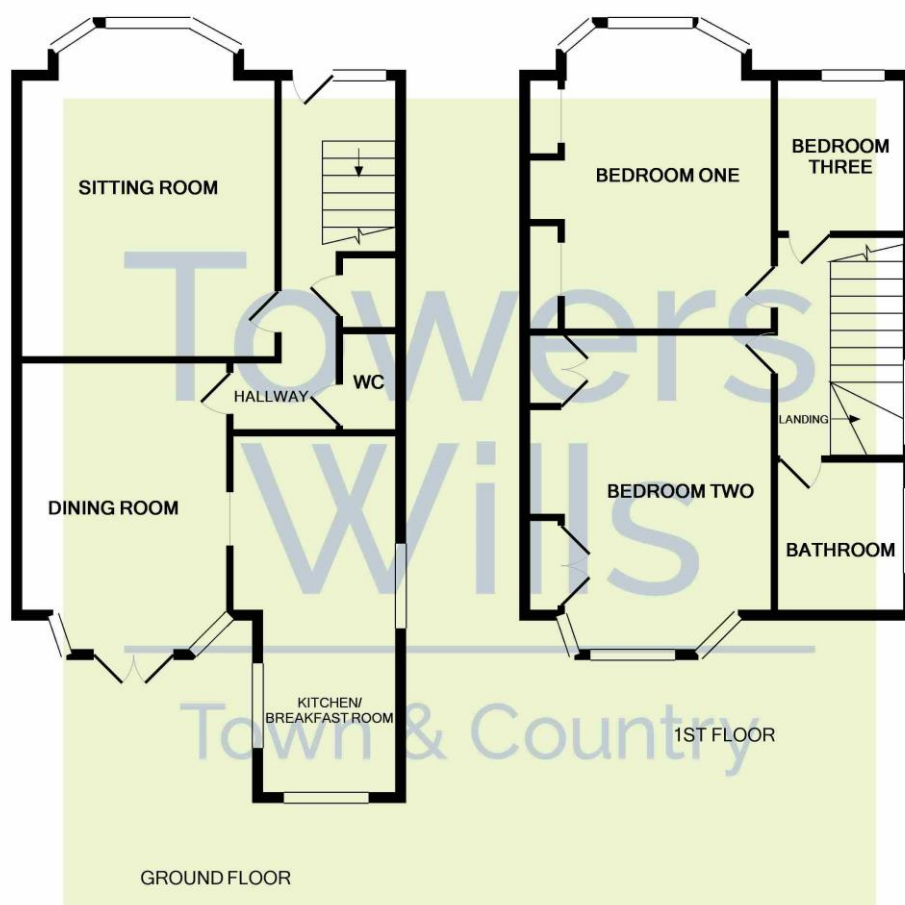
A large detached garage with barn style doors to the front. Power and light.

**Rear Garden:**

A good sized west facing enclosed rear garden with gated side access. Majority laid to decking for low maintenance. Patio area, outside light.

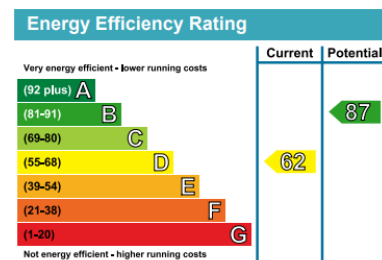


## Floor Plans



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## Energy Efficiency and Environmental Impact



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