

Towers Wills

Town & Country

Offers In Excess of

£220,000



4 Sycamore Drive, Yeovil, Somerset, BA20 2NQ

Towers Wills are delighted to offer this immaculate three bedroom property in this desirable location, in a cul-de-sac position. This wonderful family home is priced for immediate interest and early viewing is advised. The property briefly comprises: hall, dining room, lounge, kitchen, three bedrooms, family bathroom, good size rear garden, off road parking and garage.

Key Features

- Semi Detached
- 3 bedrooms
- In excellent condition throughout
- Desirable location
- Drive and Garage
- Wonderful family home

Entrance door leading into:

Hall

With laminate flooring and sliding door leading into the dining room.

Dining Room 1.77m x 3.49m

With window outlook to the front and archway leading through to the lounge.

Lounge 3.82m x 5.08m

With window outlook to the rear, wall mounted electric fire, laminate flooring, cupboard housing hot water cylinder, radiator, TV point and stairs leading down to the bedrooms.

Kitchen 2.36m x 3.10m

A modern kitchen fitted with timber effect tops and cream units with a range of wall and base units, stainless steel sink drainer unit with mixer tap, space for freestanding gas cooker, space for fridge freezer, plumbing for dishwasher, part tiled walls, radiator and window with outlook to the rear.

Hall

With cupboard under the stairs and further storage cupboard.

Bedroom One 2.57m x 5.08m

With window outlook to the rear and radiator.

Bedroom Two 3.03m x 3.22m

With double doors leading out to the rear garden, laminate flooring and radiator.

Bedroom Three 2.24m x 3.16m

With window outlook to the rear and radiator.

Bathroom 1.73m x 3.00m

A white modern suite fitted with bath with mixer tap and shower attachment, separate corner shower, pedestal hand basin with mixer tap, wc, heated towel rail, recess lighting and extractor fan.

Garden

To the rear the garden is of a good size and is tiered, mostly laid to lawn with patio area, decked area, pear and apple tree, steps leading up to the front and vendors have also built an entertaining area in the garden which is



currently used as a bar with power connected; it's a perfect entertaining area.

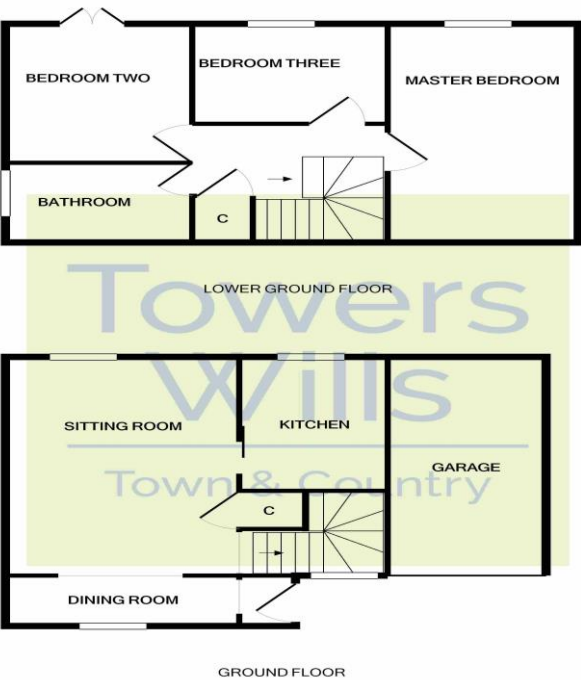
Parking

A drive provides off road parking to the front and in turn leads into the garage.

Garage

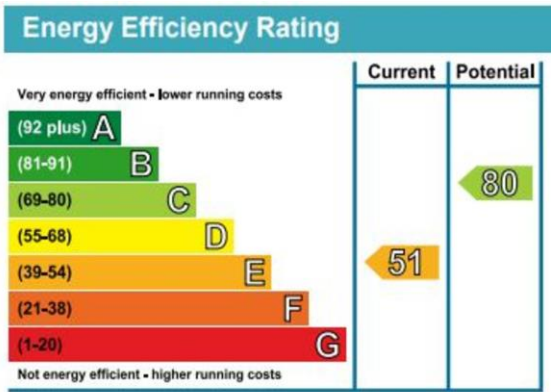
With up and over door, light and power connected and plumbing for the washing machine.

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.
Made with Metropix ©2020

Energy Efficiency



Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor , (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact , (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If 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.