

Towers Wills

Town & Country

£425,000



36 Sandhurst Road, Yeovil, Somerset, BA20 2LE

Towers Wills welcome to the market this stunning detached bungalow situated on the fringe of Yeovil in a highly desirable location. Viewing is strongly advised to fully appreciate this beautiful home. Briefly comprising: Hallway, feature open plan kitchen / diner / living area, three double bedrooms, en-suite, bathroom, driveway, garage, large south west aspect rear garden backing onto Sandhurst Park.

Key Features

- Stunning presentation throughout
- Three double bedrooms
- Feature open plan kitchen / diner / living area
- En-suite
- Large south / west aspect rear garden
- Sought after location

Reception hallway:

Double glazed door to front, laminate flooring, loft access to part boarded loft, radiator and doors to:

Feature open plan Kitchen / Dining / Living Room - 38' 2" x 19' 5" (11.63m x 5.924m) Maximum

The heart of the heart of the home offering a huge open plan living area perfect for entertaining with family and friends.

The living area provides ample room for sofas and TV area to relax in. A window to the side and being open plan to the kitchen / diner.

A quality fitted kitchen comprises of a range of wall, base units and island unit with worktops over, one and half bowl sink unit, range style electric cooker with cooker hood over and chrome and tiled splash backs, dishwasher, fridge/freezer, three radiators, laminate flooring, windows to the rear and side, bi-folding doors to the garden.

Utility Room

Double glazed door to rear, laminate flooring, wall and base units with worktop over and plumbing for washing machine.

Master Bedroom - 19' 4" x 12' 9" (5.88m x 3.87m) Maximum Double glazed French doors to garden, two radiators and door to en-suite.

En-Suite

A quality fitted luxury white suite comprising shower cubicle, wash hand basin vanity unit with WC, extractor fan, vinyl flooring, tiled splash backs and chrome heated towel rail. Window to the side.

Bedroom Two - 13' 9" x 12' 7" (4.18m x 3.82m) inc bay

Front aspect double glazed bay window, radiator.

Bedroom Three - 13' 9" x 12' 6" (4.18m x 3.81m) inc bay

Front aspect double glazed bay window, radiator.

Bathroom

A quality fitted white suite comprising bath with shower over, pedestal wash hand basin, WC, airing cupboard housing boiler, vinyl flooring, tiled splash backs, extractor fan and chrome heated towel rail. Side aspect double glazed window.

Garage - 21' 3" x 10' 5" (6.48m x 3.18m)

Electric up and over door, side and rear aspect double glazed windows, power and lighting.

Parking Off road parking to front with area laid to shingle and leading to the garage.

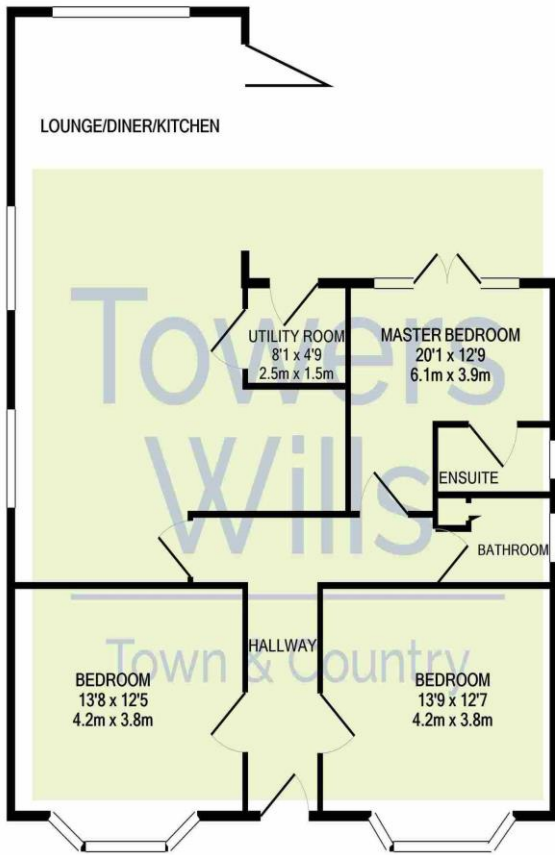
Rear Garden

The private garden has a large decked area with gated access to side and a lawned garden with plum tree and bramley apple tree and is fully enclosed by fencing with gated side access.



Floor Plan

Energy Efficiency and Environmental Impact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	82 A
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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Towers Wills

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