

# Towers Wills

Town & Country

£270,000



## The Hollies, Plowage, West Camel, Somerset, BA22 7QS

Towers Wills welcome to market this well-presented semi-detached cottage situated just outside the sought-after Somerset village of West Camel. Close to the A303 the property has great transport links and benefits from lounge, dining area, modern style kitchen, downstairs shower room with WC, two double bedrooms and a master en-suite. Outside a low maintenance rear courtyard garden, ample off-road parking via a gated driveway and stone built workshop.

### Key Features

- Semi Detached Cottage
- Two bedrooms
- Desirable location
- In good condition throughout
- Off road parking
- No onward chain

**Lounge 6.28m x 3.90m - maximum measurements**

Double glazed door to the front, log burner, two radiators and two double glazed windows to the front (both with window seats).

**Kitchen Area (L-shaped room) 5.25m x 2.93m - maximum measurements**

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, one double glazed skylight, two double glazed windows to the side, one double glazed window to the rear, double glazed door to the side, radiator, space for washing machine, integrated electric hob with cookerhood over, integrated electric oven and open box arch to dining area.

**Dining Area 3.90m x 2.72m - maximum measurements**

Radiator, stairs leading to the first floor and under stairs cupboard.

**Downstairs W.C./Shower Room**

Double glazed window to the rear, shower cubicle, heated towel rail, w.c, wash hand basin and extractor fan.

**First Floor Landing**

Double glazed window to the side.

**Bedroom One 6.29m x 3.82m - maximum measurements**

Two double glazed windows to the front and two radiators.

**En-suite**

Suite comprising bath with electric shower over, wash hand basin, w.c, double glazed window to the rear, extractor fan and heated towel rail.

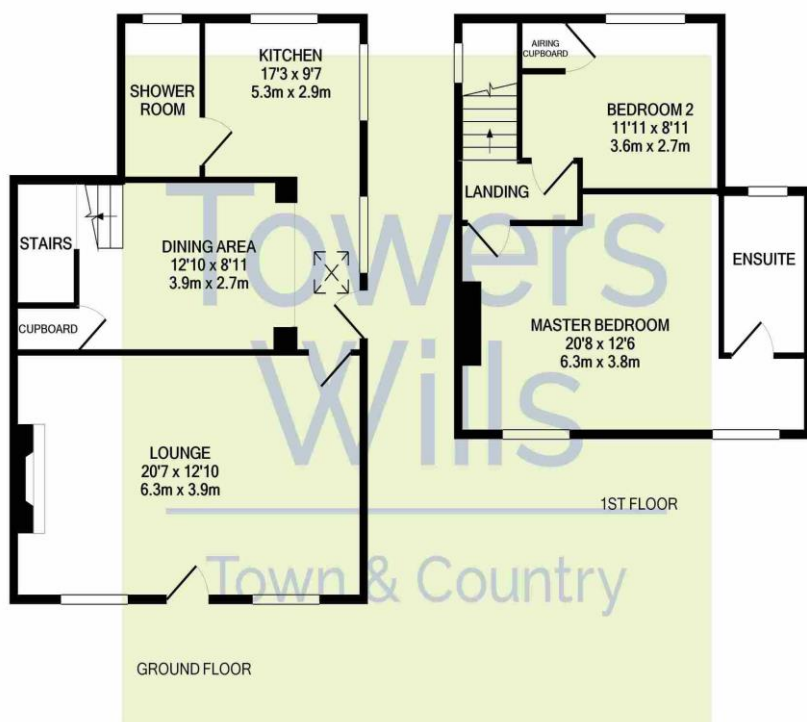
**Bedroom Two 3.62m x 2.71m - maximum measurements**

Double glazed window to the rear, radiator and cupboard including central heating boiler (LPG).

**Outside****Rear Garden**

The rear garden has a large gated gravel parking area, wooden shed, outside tap, power, stone built workshop, LPG bottles and a well.





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