

# Towers Wills

Town & Country

Offers In Excess of  
£260,000



## 99 Bond Street, Yeovil, Somerset, BA22 8SP

Towers Wills are delighted to offer this spacious extended semi-detached property in this popular location and briefly comprising: entrance hall, large lounge, study/play room, large kitchen diner, utility room, w.c, integral garage, four bedrooms, shower room, good size rear garden, ample off road parking and no onward chain. Priced for immediate interest and early viewing advised.

## Key Features

- Semi-Detached
- Extended Family Home
- Four Bedrooms
- Good Size Rear Garden
- Ample Off Road Parking
- Integral Garage

Entrance door leading into the:

### Hall

With a good size welcoming entrance hall with radiator, under stairs storage cupboard and stairs to first floor landing.

### Lounge 3.36m (11'00") x 6.90m (22'07")

Superb size lounge with feature fireplace, window with outlook to the front, radiator, TV point, coved ceiling and double doors leading into the kitchen diner.

### Study/Play Room Area 2.82m (9'03") x 3.38m (11'01")

With radiator and archway leading into the kitchen diner.

### Kitchen Diner 2.96m (9'08") x 8.86m (29'06")

A perfect family entertaining room; kitchen fitted with timber effect worktops and cream doors with a good range of units, space for Range cooker, extractor hood over, sink drainer unit with mixer tap, window with outlook to the rear, tiled floor and double doors leading out to the garden.

### Utility Room 2.73m (8'11") x 2.93m (9'07") - to include w.c

With a round stainless steel sink drainer with mixer tap, plumbing for washing machine, window with outlook to the side and door leading into the garage.

### W.C

Fitted with w.c, radiator, window with outlook to the side, wash hand basin and coved ceiling.

### First Floor Landing

With hatch to roof space and radiator.

### Bedroom One 2.89m (9'05") x 5.38m (17'07")

Window with outlook to the front and radiator.

### Shower Area 1.50m (4'11") x 2.91m (9'06")

With an open shower unit with hand basin and radiator which is offering potential to create an en-suite.

### Bedroom Two 2.90m (9'06") x 3.98m (13'00")

Window with outlook to the rear, radiator and wardrobe.

**Bedroom Three 3.33m (10'11") x 3.37m (11'00")** Window with outlook to the front, radiator, two built-in wardrobes and coved ceiling.



**Bedroom Four 2.91m (9'06") x 2.21m (7'03") - maximum measurements to include cupboard over the stairs**

Window with outlook to the front and radiator.

**Shower Room 1.68m (5'06") x 2.29m (7'06")**

Modern suite with walk-in shower, wash hand basin with mixer tap, w.c, cupboard and drawers under, heated towel rail and window with outlook to the rear.

**Garden**

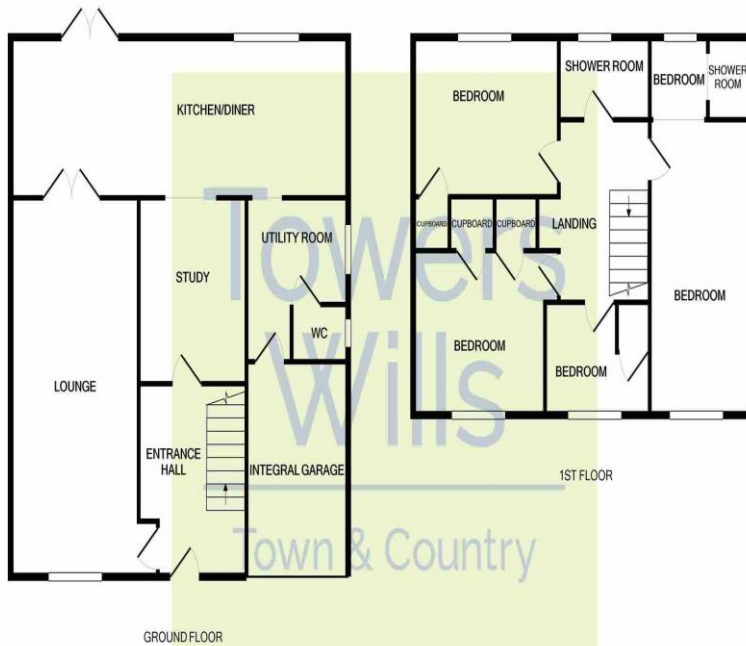
To the rear the garden is of a good size, being mostly laid to lawn with patio area, decked area, shed and is enclosed by lap panel fencing and benefiting from side access. To the front is block paved driveway for several vehicles and a further grassed area which offers potential for further off road parking if required.

**Integral Garage**

With light and power connected, central heating boiler.

## Floor Plan

## Energy Efficiency



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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