

Towers Wills

Town & Country

Offers In Excess of
£230,000



11 Preston Grove, Yeovil, Somerset, BA20 2BG

Towers Wills are delighted to present this semi-detached home situated in a sought-after location in Yeovil. The property includes a large and stunning rear garden planted with a variety of mature shrubs, fruit trees and perennials and is one to be viewed to fully appreciate! The property itself benefits from separate dining room, sitting room and kitchen downstairs while upstairs the three bedrooms, study and family bathroom.

Key Features

- Semi Detached
- Three bedrooms
- Large rear garden
- Separate study
- Desirable Location
- NO ONWARD CHAIN

Entrance Porch

Double glazed door to the front.

Entrance Hall

Single glazed door to the porch, radiator and useful understairs cupboards.

Dining Room 3.66m x 3.98m - maximum measurements into bay window

Radiator, gas fireplace and double glazed bay window to the front.



Sitting Room 3.66m x 3.25m - maximum measurements

Radiator, double glazed tilt & turn window/door to the rear and gas fireplace.

Kitchen 4.04m x 2.83m - maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with large stainless steel one bowl sink drainer, radiator, double glazed windows to the rear and side, double glazed door to the side and a range of integrated appliances including; induction hob with cookerhood over, electric oven and grill, fridge freezer, slimline dishwasher plus washing machine.



First Floor Landing

Includes radiator and loft hatch.

Bedroom One 3.97m x 3.24m (into bay window) - maximum measurements

Double glazed bay window to the front, radiator and two built-in wardrobes.

Bedroom Two 3.57m x 3.26m - maximum measurements

Double glazed window to the rear, radiator and cupboard including the gas central heating boiler.



Bedroom Three 2.76m x 2.33m - maximum measurements

Double glazed window to the rear and radiator.

Bathroom

Suite comprising bath with mixer tap shower, wash hand basin with vanity unit, w.c, double glazed window to the side, radiator, heated towel rail, shaver point and dew point extractor fan.

Study 2.33m x 1.39m - maximum measurements

Double glazed window to the front and radiator.

Outside Front Garden

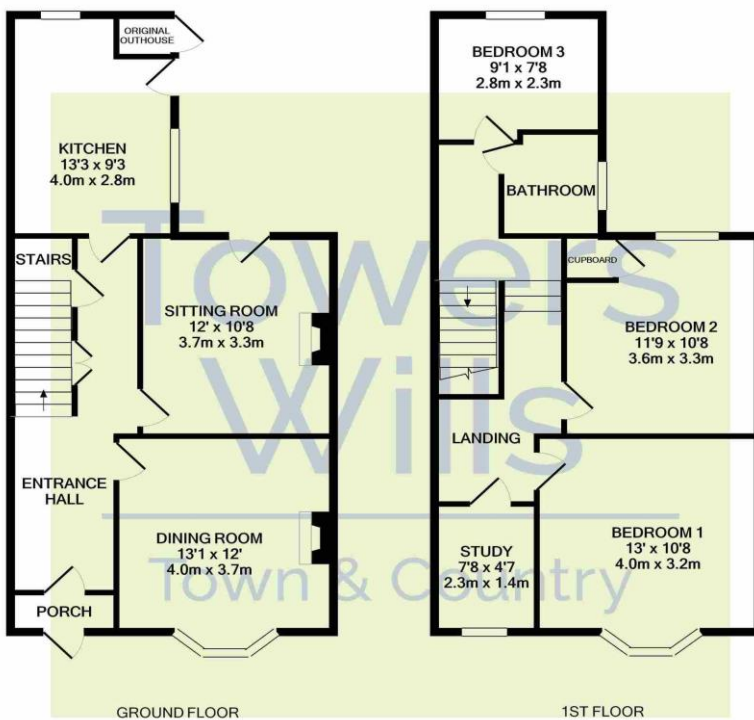
Planted area with mature shrubs and side access to rear garden.

Rear Garden

To the rear there is a large well planted, mature garden with a variety of fruit trees, plants and shrubs, patio area, side gate, greenhouse and a wooden shed.

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
Made with Metropix ©2021

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.

Towers Wills

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

info@towerswills.co.uk www.towerswills.co.uk