

# Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



27, Clovermead, Yetminster, Dorset DT9 6LR

**£240,000**

Towers Wills bring to market this spacious two double bedroom property situated in a tucked away position within this sought-after village, well presented throughout and briefly comprising of: reception hallway, living room, kitchen/diner, conservatory, two large double bedrooms, bathroom, rear and side gardens.

## Reception Hallway

Door to the front, under stairs storage cupboard, under stairs recess and additional cupboard housing electric meters.

## Living Room

With window to the front and hamstone fireplace with gas living flame fire.

## Kitchen/Diner

A spacious area for entertaining with family and friends; a quality kitchen presented with a range of wall, base and drawer units, work surfacing with inset stainless steel sink/drainage, large pull-out larder, integrated fridge, integrated freezer, space for washing machine, space for dishwasher, integrated Bosch double oven, integrated Bosch electric hob with cookerhood over, window to the side and being open plan to the dining area.

## Dining Area

With sliding patio doors through to the conservatory.

## Conservatory

With power and light. Doors opening out to the rear garden.

## First Floor Landing

Stairs from reception hallway, loft access with pull-down ladder, power, light, part boarded and there is an airing cupboard.

## Bedroom One

With two windows to the front with far reaching views and radiator.

## Bedroom Two

With window to the rear and radiator.

## Bathroom

Suite comprising of bath with shower over, wash hand basin with vanity unit under, w.c, heated towel rail, two windows to the rear, part tiled and extractor fan.

## Outside

To the side and rear of the property is an area of garden laid to lawn, patio area and there is gated side access. To the front of the property is an additional area of fenced off garden with LPG gas cylinders for the gas fire in the living room.

## Notes

The vendor has informed us that the windows are approx. one year old, the property has cavity wall insulation and loft insulation which were updated in September 2021. The carpets have been replaced in the last two years.

## Mains services:

Mains electricity, mains drainage, mains water, the radiators are electric oil-filled wall mounted radiators.

## Key Features

- Sought after village location
- Two large double bedrooms
- Spacious family home
- Kitchen / diner
- Conservatory

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

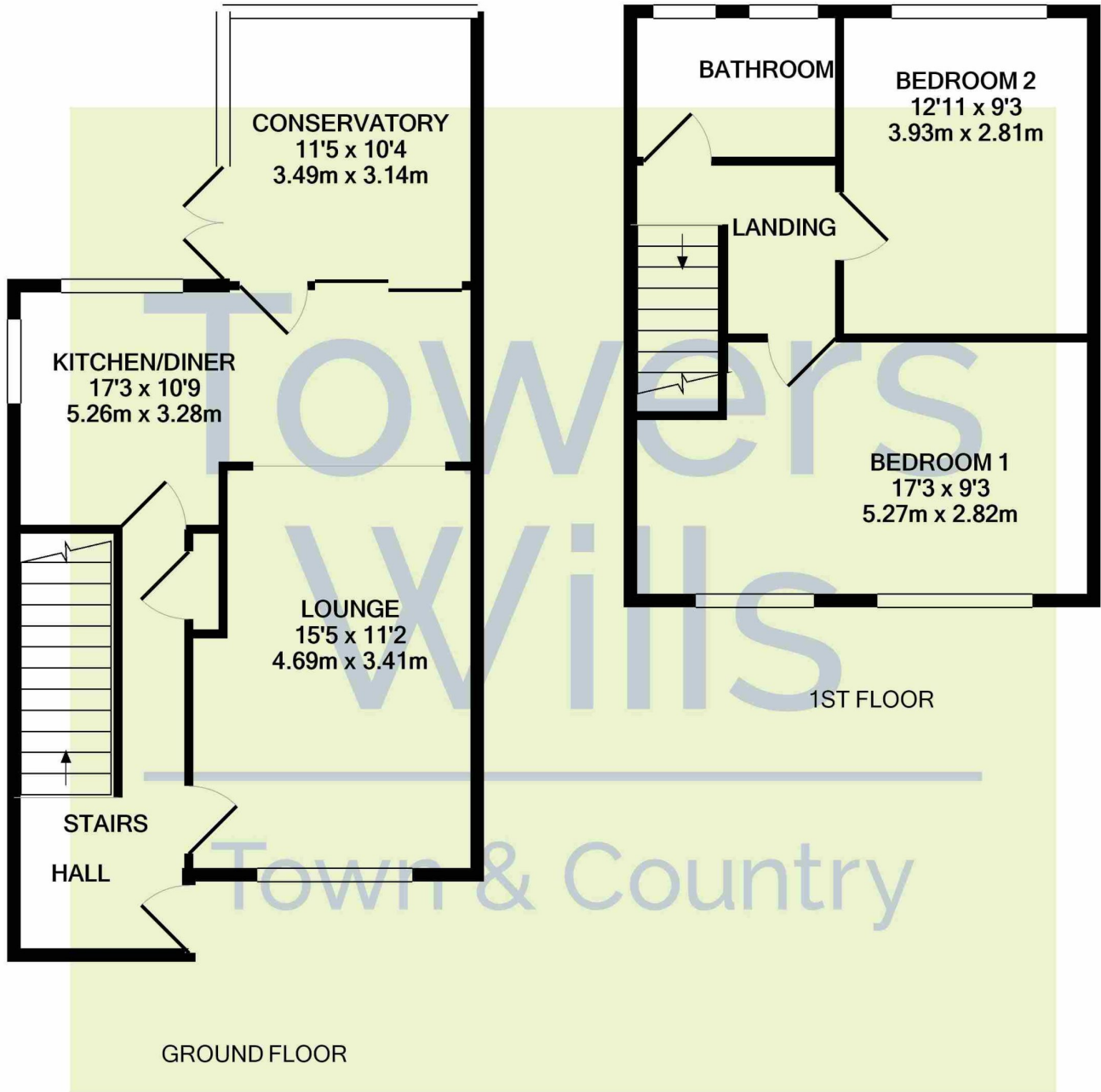
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

**Agents Notes**

The property is subject to a Section 157 restriction, this means the buyer must have lived or worked in the area for a period of 3 years before applying to buy the property (exemption applications can be made to the local council). If buying with a mortgage, buyers should ensure that their lender is aware of this restriction prior to placing an offer on this property.



# 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 ©2022

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](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)