

# Towers Wills

Town & Country

Offers In Excess  
of  
£240,000



## 17 Watercombe Lane, Yeovil, Somerset, BA20 2ED

Towers Wills welcome to market this well-presented bungalow that benefits from driveway parking plus car port, open plan lounge/diner, conservatory, modern shower room, kitchen, utility, one downstairs bedroom plus a large loft room with en-suite (used by current vendor as a second bedroom).

## Key Features

- Semi Detached Bungalow
- One bedroom & Loft Room
- Desirable location
- Parking
- Early Viewing Advised

## Porch

With double glazed door and window to the front.

## Entrance Hall

Double glazed door to the porch, radiator and open arch to the open plan lounge/dining area.

## Open Plan Lounge/Dining Area Dining Area 3.81m x 3.46m - maximum measurements

Double glazed window to the front, radiator, stairs leading to the first floor and open arch to the lounge area.



## Lounge Area 4.15m x 3.45m - maximum measurements

Airing cupboard including the water tank, gas fire and double glazed patio doors leading to the conservatory.

## Conservatory 3.52m x 2.05m - maximum measurements

Radiator, double glazed windows to the rear and side and double glazed door to the rear garden.

## Downstairs Bedroom 3.89m x 3.44m - maximum measurements

Double glazed window to the front, radiator, three fitted wardrobes and fitted chest of drawers.



## Shower Room

Suite comprising low level shower cubicle with electric shower, wash hand basin, w.c, double glazed window to the rear, heated towel rail, extractor fan and wall mounted electric fan heater.

## Kitchen 2.37m x 2.95m - maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, double glazed window to the side, eye level electric oven, integrated gas hob with cookerhood over, radiator, space for fridge freezer, integrated dishwasher and single glazed door leading to the utility room. Agents Note - the dishwasher is currently disconnected.



## Utility Room 1.93m x 1.13m - maximum measurements

Central heating boiler, space for washing machine, double glazed door and window to the rear.

**First Floor Loft Room 6.48m x 3.26m - maximum measurements (restricted head height)**

Currently being used as bedroom two with two double glazed skylights to rear, radiator, under eaves storage and door to en-suite.

**En-suite**

Suite comprising a small bath with mixer tap shower, wash hand basin and w.c.

**Outside**

To the front of the property is a gated drive leading to the parking and low maintenance front gravel area, outside tap and car port.

**Rear Garden**

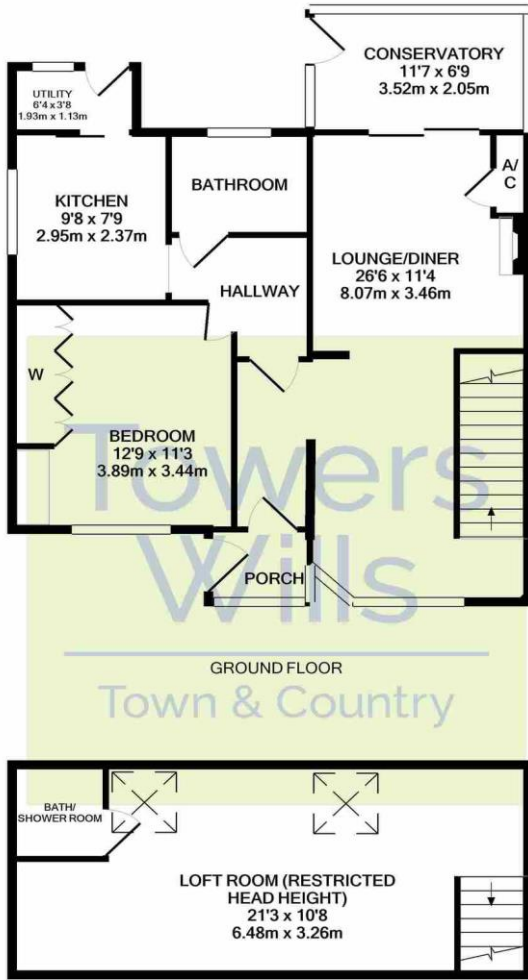
The rear garden is mainly laid to lawn with patio area, raised bed, planted borders and a brick built shed.

**Brick Built Shed (3.46m x 2.28m)**

With a composite door, double glazed window to the side, power and light.

## Floor Plan

## Energy Efficiency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	61   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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