

# Towers Wills

Town & Country

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13, Preston Grove, Yeovil, Somerset BA20 2BG

Guide Price **£375,000**

Towers Wills welcome to the market this detached family home situated in a desirable location, within easy reach of local schools, shops, amenities and Leonardo Helicopters. The spacious accommodation briefly comprises of: porch, reception hallway, cloak w.c, living room, open plan kitchen/dining room, three double bedrooms, family bathroom, driveway, garage. One not to be missed.

Porch Area

A welcoming porch area opening into the spacious hallway.

Hallway

Giving access to stairs rising to the first floor and access to all ground floor accommodation.

Large Reception Room

Radiator and large bay window to the front bringing in a wealth of light.

Downstairs W.C

Comprising w.c and wash hand basin.

Kitchen/Diner

Kitchen Area

Comprising of a range of wall, base and drawer units, work surfacing with sinker drainer, five ring gas hob with extractor over, double Neff oven, built-in fridge/freezer, built-in dishwasher, space for washing machine, space for dryer, radiator, wooden flooring throughout the kitchen and dining area with double windows to the front and side and views over to the rear garden.

Dining Area

Housing an eight-seater table and double doors out to the rear garden.

First Floor Landing

A large spacious landing area with access to all three bedrooms, bathroom, loft access and window to the side welcoming in a wealth of light.

Bedroom One

Of double proportions with a large bay window, radiator and space for storage throughout.

Bedroom Two

Window to the rear with views out to the garden, radiator and wardrobe storage.

Bedroom Three

Double aspect windows to the side and rear with views over the garden, double wardrobe storage and radiator.

Bathroom

Suite comprising bath with separate shower cubicle, wash hand basin, w.c, tiled, window to the front and heated towel rail.

Front Garden

To the front of the property there is an area laid to lawn and driveway parking running down the side of the property.

Rear Garden

The garden is split into two tiers. Abutting the rear of the property is a

Key Features

- Detached
- Three Double Bedrooms
- Extensive Rear Gardens
- Open Plan Living
- Driveway
- Garage
- Outbuilding

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

patio area; perfect for alfresco dining and enjoying the last of the summer sun. Also on this level is access to the garage and driveway parking which wraps round to the front of the property. Steps lead down to a second section of garden, this area is predominantly laid to lawn with area for chickens (currently at the bottom). There is a seating area with patio, electric power sockets, barbeque and area for entertaining. The rear gardens are vast and extensive and there is access to the outbuilding.

### **Outbuilding**

With light and power; perfect for garden tools and storage.

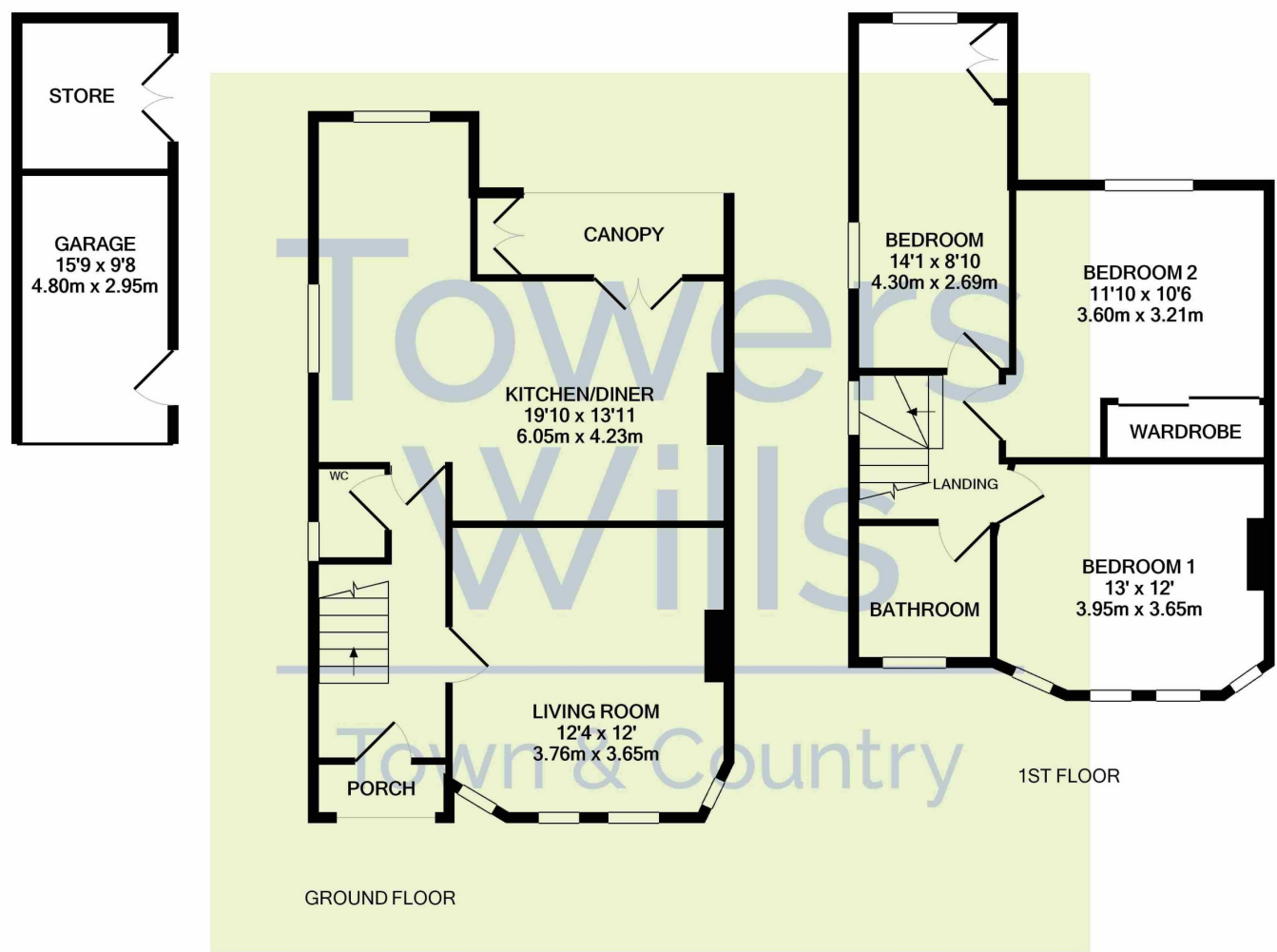
### **Garage**

With 'up and over' door, power and light connected.





# 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  
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