

Towers Wills

Town & Country

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118, Legion Road, Yeovil, Somerset BA21 3AY

Offers Over **£325,000**

Towers Wills are delighted to bring to market this semi-detached bungalow situated in a quiet cul-de-sac location close to the centre of Yeovil. This well-presented property benefits from four bedrooms, two bathrooms, open plan kitchen and dining area, separate lounge and conservatory. A delightful garden, garage and off-road driveway parking complete this fantastic home.

Porch

Double glazed door to the front.

Entrance Hall

Single glazed door to the porch.

Bathroom

Suite comprising bath with electric shower over, wash hand basin, w.c, double glazed window to the front and heated towel rail.

Master Bedroom 3.33m x 4.01m

Radiator and double glazed window to the rear.

Bedroom Two 3.33m (plus door recess) x 2.69m – maximum measurements

Radiator and double glazed window to the rear.

Bedroom Three 3.90m x 2.69m

Radiator and double glazed window to the front.

Bedroom Four 3.49m x 2.23m

Radiator and double glazed window to the front.

Lounge 3.85m x 3.52m – maximum measurements

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

Bathroom Two

Suite comprising bath, wash hand basin, w.c, extractor fan, heated towel rail and shaver point.

Dining Area 3.41m x 3.50m

Radiator, double glazed window to conservatory and open box arch to the kitchen area.

Kitchen Area 3.50m x 2.35m – maximum measurements

Comprising of a range of wall, base and drawer units with oak doors, work surfacing with one bowl ceramic sink, integrated fridge, integrated freezer, double glazed window to conservatory, double glazed door to the conservatory, space for washing machine, space for Range style cooker currently with electric oven and gas hob with cookerhood over and central heating boiler.

Conservatory 4.98m x 2.07m – maximum measurements

Radiator, double glazed windows to sides and rear and double glazed doors to the rear garden.

Rear Garden

The rear garden is largely laid to lawn with planted beds, mature shrubs, fruit trees, patio area, outside tap, two sheds and personal door leading to the garage.

Garage 3.42m x 6.92m

With ‘up and over’ door, single glazed window to the side, wooden door

Key Features

- Semi-detached Bungalow
- Quiet Cul-de-sac Position
- Four Bedrooms
- Two Bathrooms
- Conservatory
- Delightful Garden
- Garage & Off Road Parking

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

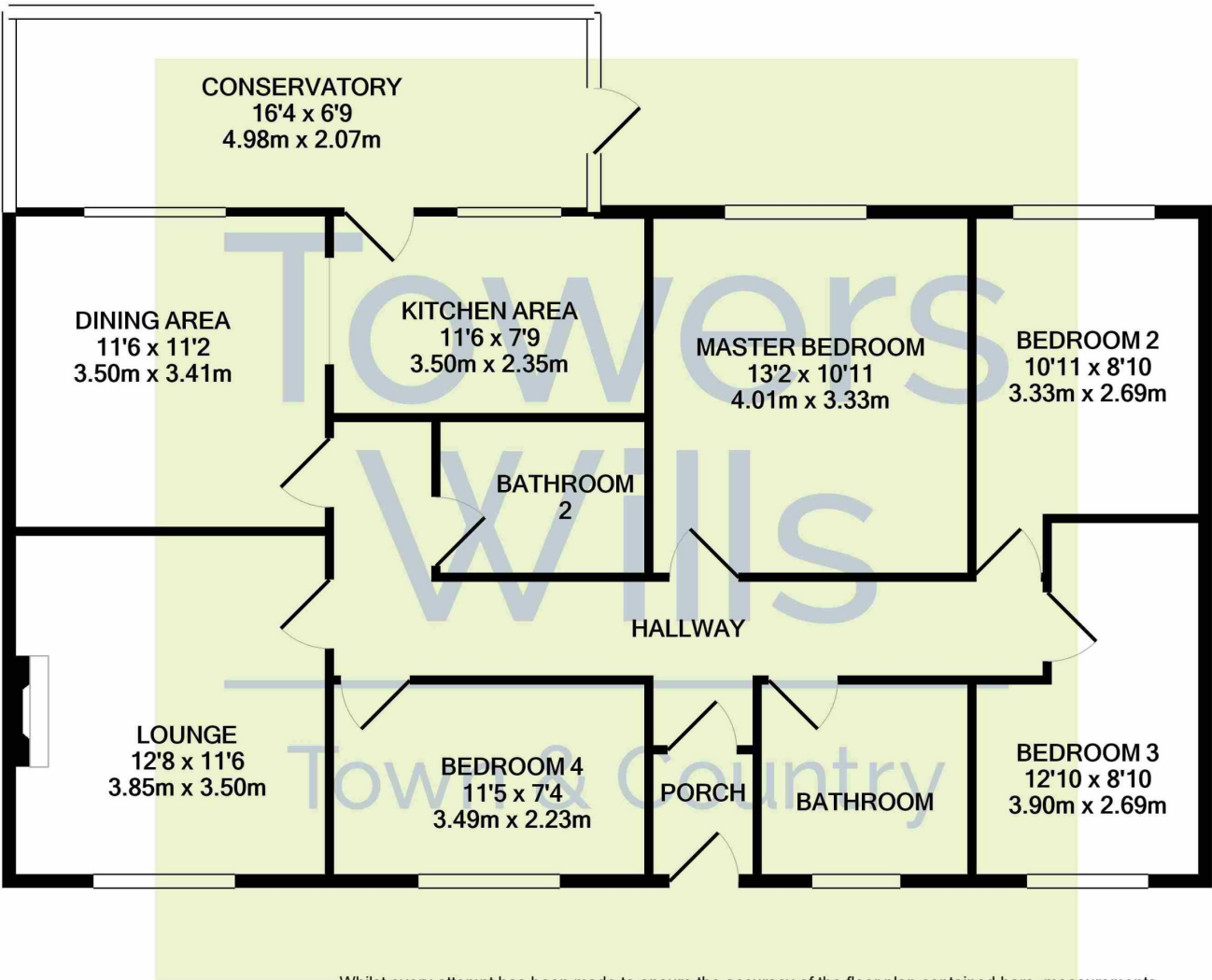
leading to the garden, power and light.

Front Garden

To the front of the property there is a lawned area with driveway for three/four cars leading to the garage.



Floor Plan



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