

# Towers Wills

Town & Country

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94, West Coker Road, Yeovil, Somerset BA20 2JG

OIEO **£375,000**

Towers Wills are delighted to welcome to the market this family home located in this very desirable location. Early inspection is highly recommended and briefly comprises of the following: porch, hall, lounge, dining room, kitchen, conservatory, downstairs w.c, four bedrooms, family bathroom, large rear garden, ample off road parking and garage.

## Porch

With door to the front and leads into the hall.

## Hall

A welcoming entrance hall with stairs to first floor landing, telephone point, under stairs storage cupboard and picture rails.

**Lounge** 3.98m x 4.56m – maximum measurements to bay window  
Window with outlook to the front, picture rail and feature open fire.

**Dining Room** 3.19m x 4.90m – maximum measurements  
Fitted with feature gas fire and surround, window with outlook to the side, door leading into the conservatory and radiator.

**Kitchen** 2.58m x 3.00m plus recess  
Fitted with timber effect worktops and cream doors with a range of wall and base units, a one and a half sink drainer unit, four ring gas hob with oven under and concealed extractor hood over, space for fridge freezer, integral dishwasher, radiator and window with outlook to the side.

**Conservatory** 3.68m x 4.34m – maximum measurements  
With door leading out to the rear.

**W.C** 1.42m x 1.53m

Fitted with low level w.c, corner basin, plumbing for washing machine, windows with outlook to the side and rear.

## First Floor Landing

With hatch to roof space and window with outlook to the side.

**Bedroom One** 3.56m x 4.57m maximum measurements to bay recess  
With window outlook to the front, built-in wardrobe and drawers, picture rail, radiator and access leading to bedroom three.

**Bedroom Two** 3.21m x 4.91m – maximum measurements  
Window with outlook to the rear overlooking the rear garden, radiator and picture rail.

**Bedroom Three** 2.44m x 4.25m  
A dual aspect room with outlook to the front and rear, radiator and cupboard.

**Bedroom Four** 2.22m x 2.80m  
Window with outlook to the front, cupboard and radiator.

**Bathroom** 2.40m x 2.33m  
Fitted with a white suite with timber panel bath, w.c, wash hand basin, cupboard, boiler, radiator and window with outlook to the rear.

## Garden

To the front there is a good size lawned area whilst to the rear, one of the true selling features of the property is the superb size rear garden being mostly laid to lawn with mature shrubs, brick built shed and patio area to

## Key Features

- Detached
- Four Bedrooms
- Large Rear Garden
- Ample Off Road Parking
- Garage
- Wonderful Family Home
- Desirable Location
- Early Viewing Advised

## Contact Us

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

the side with a gate leading out to the front.

### **Parking**

There is off road parking for several vehicles on the driveway and in turn leading to the garage.

### **Garage**

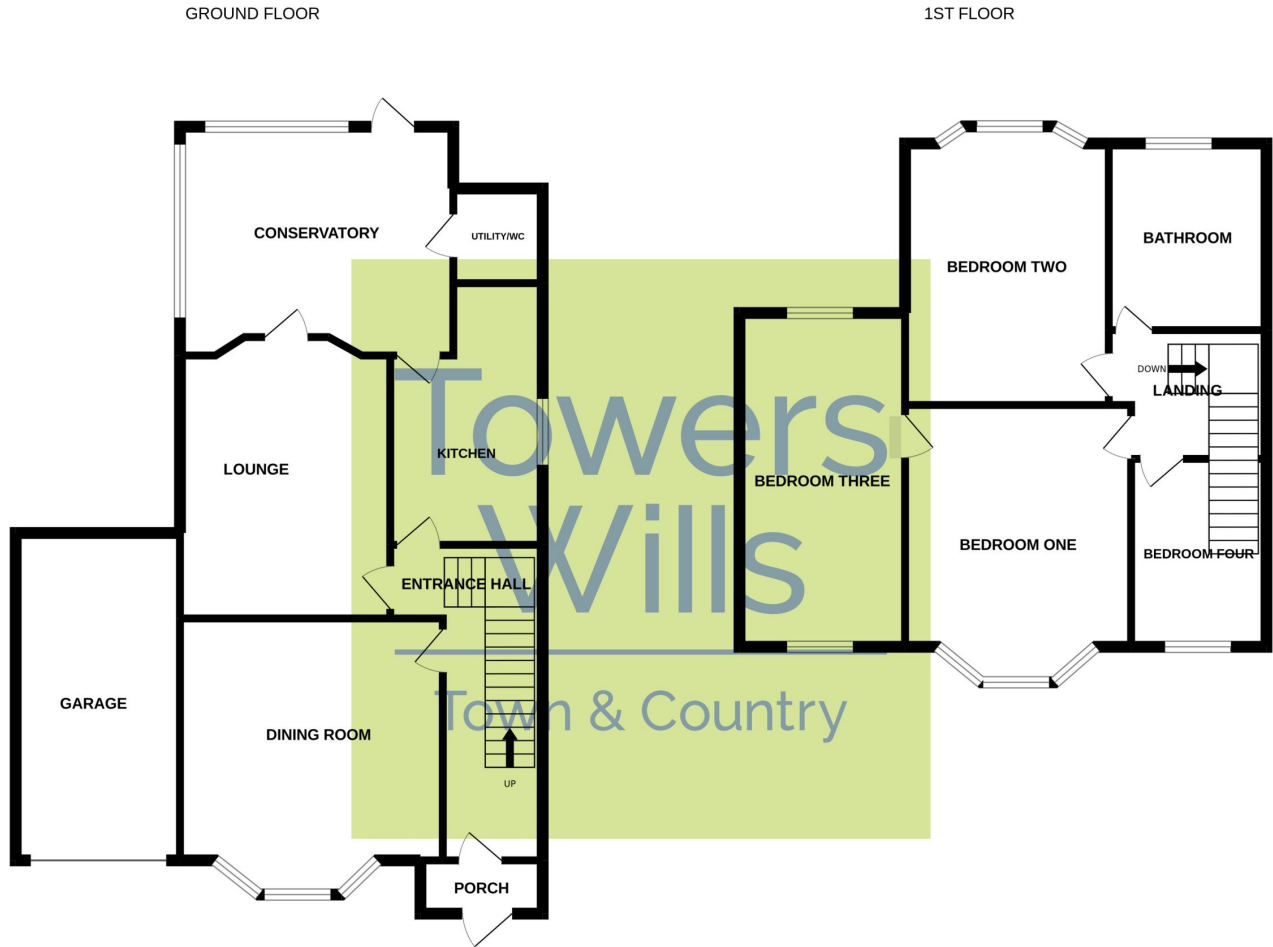
With 'up and over' door, light and power connected.

### **Agents Note**

The property is on a septic tank.



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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