

# Towers Wills

Town & Country

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**25, Beaconfield Road, Yeovil, Somerset BA20 2JW**

**£650,000**

Towers Wills welcome to the market this fine detached family home situated in one of the towns most desirable residential locations, set back from West Coker Road and within easy reach of the local park and countryside walks. The property is presented to an exceptionally high standard throughout where viewing is strongly advised to fully appreciate this stunning home. Briefly comprising; hallway, cloak w.c, living room, dining room, kitchen/breakfast room, utility room, five bedrooms, two en-suites, bathroom, driveway, garage and large garden.

## Hallway

A spacious reception area with door to the front and radiator.

## Cloak W.C

Comprising w.c, wash hand basin, tiled floor, radiator and under stairs storage cupboard.

## Living Room

A spacious family living area with window to the front, radiator, woodburning stove making a particularly attractive feature to the room with blue Lias stone hearth and timber mantel over.

## Dining Room

With pleasant outlook onto the rear garden, double doors opening out to garden and radiator.

## Kitchen/Breakfast Room

Comprising of a range of wall, base, glazed display cabinets and drawer units, work surfacing with inset sink/drain, American style fridge/freezer, under cupboard lighting, Range cooker with cookerhood over, integral microwave, door to the side and being open plan to the breakfast area.

## Breakfast Area

With ample room for table and chairs, tiled floor, two radiators, door to the side, door to utility room and double doors opening out onto the rear garden.

## Utility Room

Comprising of wall and base units, work surfacing, plumbing for washing machine, space for tumble dryer and door to the garage.

## First Floor Landing

With stairs from both reception hallway and additional side entrance (the additional side entrance could be used if somebody wished to introduce annexe style accommodation), window to the side and loft access.

## Master Bedroom

With window to the rear, radiator and door to the en-suite.

## En-suite

An immaculately fitted suite comprising of shower cubicle, wash hand basin, w.c, window to the rear, heated towel rail and shaver point.

## Bedroom Two

With window to the front with far reaching countryside views, fitted wardrobe, radiator and door to en-suite.

## En-suite

Comprising of shower cubicle, wash hand basin, w.c, extractor fan and shaver point.

## Bedroom Three

## Key Features

- Five Bedrooms
- Annexe Potential
- Versatile Accommodation
- Magnificent Large Mature Garden
- Highly Desirable Location
- Viewing Essential

## Contact Us

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

With window to the front with far reaching countryside views, radiator and two double built-in sliding wardrobes.

#### **Bedroom Four**

With window to the front with far reaching countryside views, radiator and double built-in wardrobe.

#### **Bedroom Five**

With window to the rear with pleasant outlook across the rear garden, radiator and built-in single wardrobe.

#### **Bathroom**

A quality fitted bathroom suite comprising of bath, separate shower cubicle, wash hand basin, w.c, fully tiled, heated towel rail, shaver point and window to the rear.

#### **Outside**

##### **Front Garden**

To the front of the property is a driveway providing ample off road parking and turning for several vehicles, in turn leading to the garage.

##### **Garage** 4.76m x 2.62m

With 'up and over' door, power, light and door to the utility room. The garage could offer additional annexe style accommodation if required (subject to planning permission).

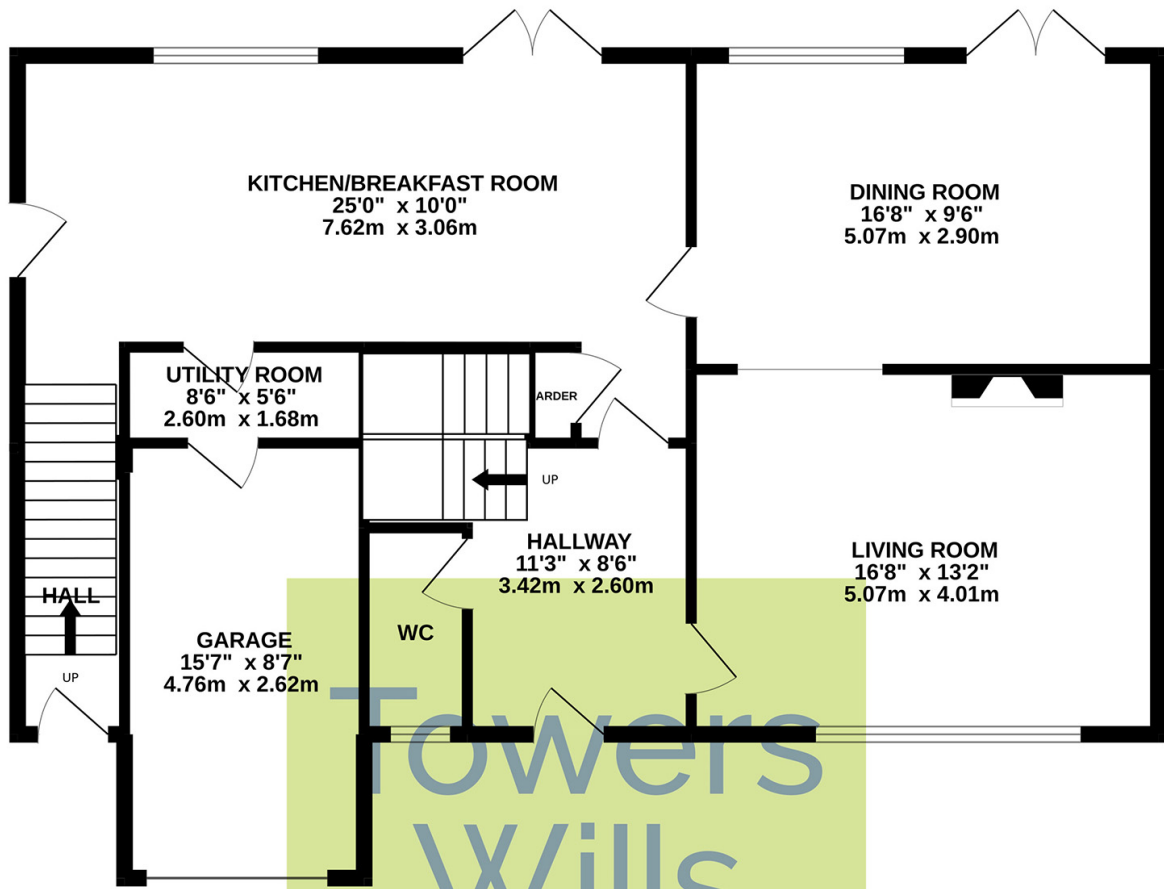
##### **Rear Garden**

One of the true selling features of this property must be this large mature garden. A large patio area provides ample space for summer entertaining with outside tap, outside light and in turn leads to both an area of lawn and further seating area laid to stone chipping. The large area of lawn is bordered by a variety of mature plants, trees and shrubs. An archway leads to a vegetable plot/kitchen garden; offering several planters, wooden store, two garden sheds, greenhouse and additional seating area. There is gated side access to both sides.

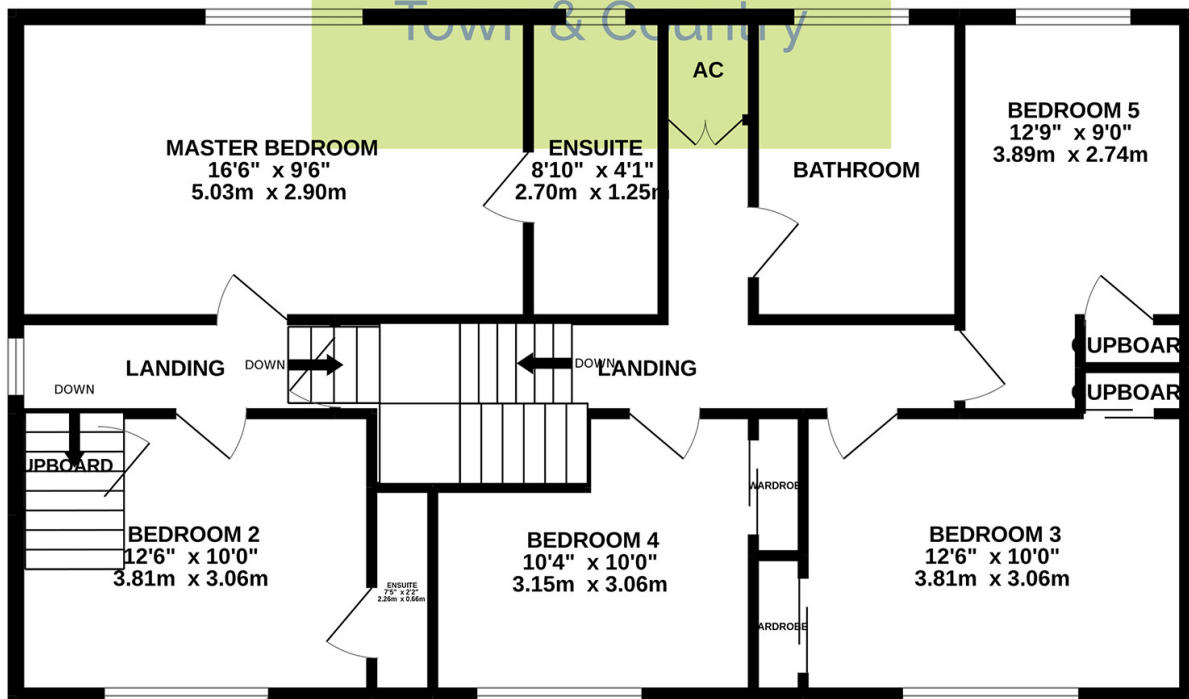


# Floor Plan

## GROUND FLOOR



## 1ST FLOOR



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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