

# Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



93, Ilchester Rd, Yeovil, Yeovil BA21 3BJ

OIEO **£575,000**

Towers Wills welcome to market this well-presented family home, tucked back away from the main Ilchester Road in a cul-de-sac, close to Yeovil town centre and local college. The property is positioned on a good-sized plot and benefits from private gated drive, ample parking, garage, wrap around garden while inside; kitchen, utility, downstairs cloakroom, two separate reception rooms additional dining area, downstairs fifth bedroom with ensuite. Upstairs the remaining four bedrooms, master ensuite, bathroom and separate WC.

Entrance Porch

With double glazed door to the front and leading to the entrance hall.

Entrance Hall

With radiator and under stairs cupboard

Sitting Room 5.73m x 5.69m - maximum measurements

Four radiators, double glazed patio doors to the side, double glazed window to the front and gas fireplace.

Dining Room 4.65m x 3.64m (plus window recess) - maximum measurements

Double glazed window to the front, double glazed window to the rear, two radiators and double doors leading to the second sitting room.

Lounge 7.53m x 6.20m - maximum measurements

Two radiators, two double glazed windows to the side, double glazed patio doors to the front and additional double glazed patio doors to the rear.

Downstairs Bedroom Five 4.24m x 2.66m - maximum measurements

Double glazed windows to the side and rear and radiator

En-suite

Suite comprising shower cubicle, wash hand basin, w.c, double glazed window to the side, radiator, gas central heating boiler and extractor fan.

Downstairs W.C

includes double glazed window to the rear, wash hand basin and w.c.

Kitchen 4.60m x 4.55m - maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with one and a half bowl carbon composite sink drainer, double glazed windows to the front, side and rear, radiator, integrated induction hob with cookerhood over, integrated electric double oven, integrated dishwasher, two integrated fridges and door leading to utility.

Utility 2.90m x 3.21m - maximum measurements

Space for washing machine, space for American style fridge freezer, two double glazed windows to the rear, two double glazed windows to the side and two double glazed doors leading to alternate sides, one of which is a stable door.

First Floor Landing

Double glazed window to the rear, loft hatch (includes a second central heating boiler which covers the main part of the house) and two cupboards.

Bedroom One 3.48m x 3.72m - maximum measurements

Double glazed windows to the front and side, radiator and built-in wardrobe.

En-suite

Key Features

- Spacious Detached family home
- Five bedrooms
- Three reception rooms
- Walking distance to Town Centre & Hospital
- Large garage
- Ample off-road parking

Contact Us

**Towers Wills Estate Agents - Yeovil**  
114, Hendford Hill  
Yeovil  
Somerset  
BA202RF  
T: 01935 577032  
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

Suite comprising shower cubicle, wash hand basin, w.c, radiator, electric heated towel rail, under eaves storage and double glazed window to the rear.

### **Agents Note**

This en-suite is currently being renovated by current owner.

### **Bedroom Two 4.57m x 4.28m - maximum measurements**

Double glazed windows to the front and side, radiator and built-in double wardrobes

### **Bedroom Three 2.98m x 3.67m - maximum measurements**

Double glazed windows to the front and side and radiator.

### **Bedroom Four 2.43m x 3.66m - maximum measurements**

Double glazed window to the front and radiator

### **Separate W.C**

Double glazed window to the front and w.c.

### **Bathroom**

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

### **Driveway**

Ample parking and electric gated driveway leading to garage and carport

### **Front Garden**

To the front of the property the garden is largely laid to lawn, power sockets, patio seating area and gravel parking area. Planted beds with mature trees and shrubs.

### **Rear Garden**

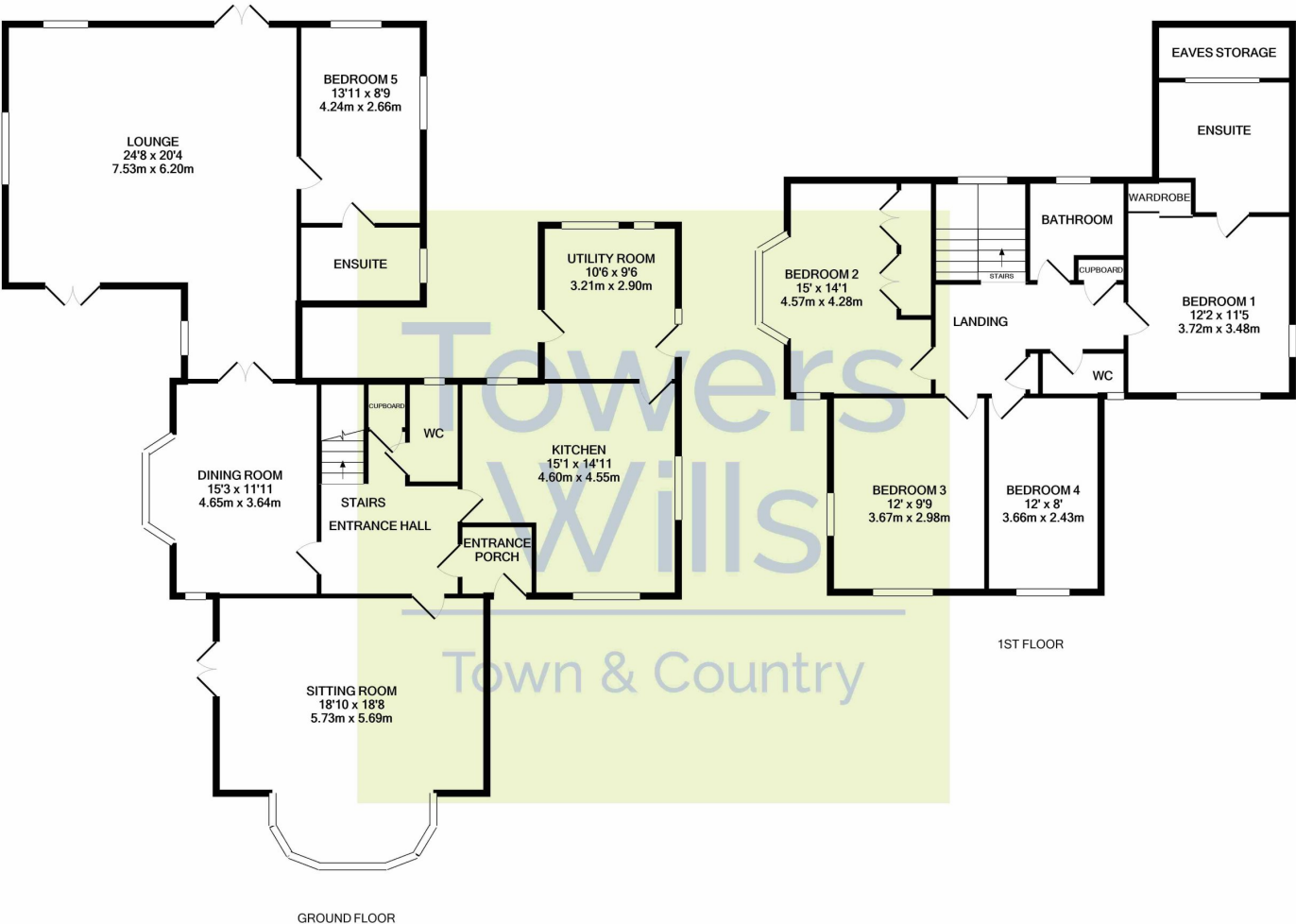
The rear of the property is again largely laid to lawn with a greenhouse and patio seating area. Again with planted borders that include mature trees & shrubs.

### **Garage 11.77m x 3.28m - maximum measurements**

Has an electric roller door, double glazed window to the rear, two single glazed windows to the sides, power and light



# 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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