

# Towers Wills

Town & Country

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**14, Summerlands, Yeovil, Somerset BA21 3AL**

**£450,000**

Towers Wills welcome to the market this much extended four bedroom detached family home situated in a highly desirable location, the property needs to be viewed to be fully appreciated and the accommodation briefly comprises of: reception hallway, cloakroom, large feature open plan kitchen diner/family room, separate living room, four bedrooms, shower room, driveway, garage, front and rear gardens.

## Reception Hallway

Door to the front, radiator and under stairs storage cupboard.

## Cloak W.C

Comprising of wc, wash hand basin with vanity unit under and window to the front.

## Living Room 5.61m x 3.64m

Spacious living area with window to the front, two radiators, beautiful open fireplace with polished granite grate and stone surround.

## Kitchen Diner/Family Room 5.68m x 3.63m

A stunning high quality fitted kitchen comprising of a range of wall, base and drawer units, granite work surfacing with one and a half bowl sink/drainers, integrated electric oven, integrated gas hob with cookerhood over, space for fridge/freezer, central heating boiler, central island with base units and granite work surfacing, breakfast bar, windows to both front and side, door to the side and being open plan to the dining area.

## Dining Area / Family Room 9.25m x 3.55m

A huge open plan area perfect for entertaining with family and friends, enjoying a pleasant outlook to the rear garden with sliding patio doors from both the dining and family area, window to the rear, radiator and double doors to the living room.

## First Floor Landing

Stairs from reception hallway and loft access.

## Bedroom One 3.65m x 2.64m

Window to the rear, radiator and fitted wardrobes.

## Bedroom Two 3.61m x 3.27m

Window to the rear and radiator.

## Bedroom Three 3.63m x 2.12m

Window to the front and radiator.

## Bedroom Four 3.63m x 2.08m

Window to the front and radiator.

## Shower Room 2.50m x 2.41m

A luxurious re-fitted modern suite comprising of large double shower cubicle, wash hand basin with vanity unit, wc, heated towel rail and window to the rear. The shower room previously had a bath and there is plenty of room if somebody wished to reinstall one.

## Outside

To the front of the property, an impressive large gated entrance leads to large block paved driveway and in turn leads to the garage.

## Garage

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

## Rear Garden

## Key Features

- Extended
- Feature open plan kitchen / diner / family area
- Sought after location
- Beautifully presented throughout
- Light and spacious accommodation

## Contact Us

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## Energy Efficiency

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

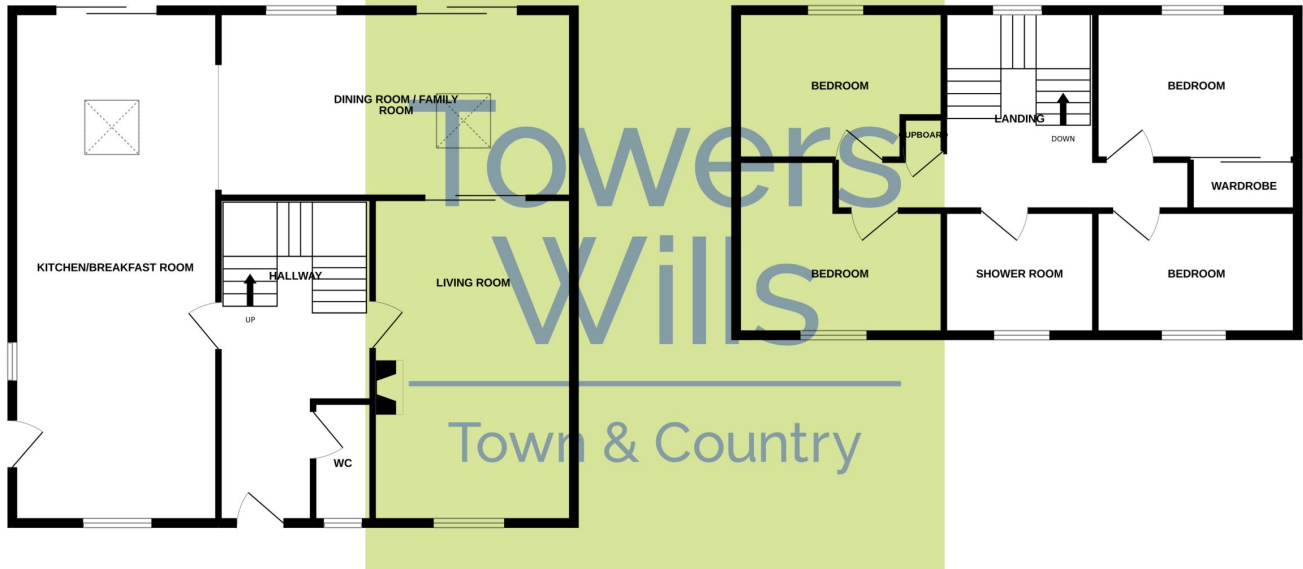
To the rear of the property an enclosed south westerly aspect private garden has been majority laid to lawn, patio area, garden shed, outside tap and planted borders stocked with a variety of mature plants, trees and shrubs.



# Floor Plan

GROUND FLOOR

1ST FLOOR



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**Towers Wills**

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