

# Towers Wills

Town & Country

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233, Larkhill Road, Yeovil, Somerset BA21 3LL

Offers Over **£270,000**

Towers Wills welcome to market this well-presented semi-detached family home. The property benefits from ample driveway parking, garage, good sized rear garden, open plan lounge/diner, separate kitchen, conservatory, downstairs WC, three bedrooms (two double) and a family bathroom.

## Porch

Double glazed door to the front and double glazed windows to the front and side.

## Hallway

Double glazed door leading to the porch, under stairs cupboard, radiator, additional storage cupboard and stairs to first floor landing.

## Downstairs W.C

Comprising of wash hand basin, w.c, radiator and single glazed window to the porch.

## Lounge Area 4.34m x 3.07m

Double glazed window to the front, radiator and large open archway leading to the dining area.

## Dining Area 2.86m x 2.71m

Radiator and double glazed sliding doors to the rear garden.

## Kitchen 2.86m x 2.11m

A beautifully presented modern kitchen comprising of a range of wall, base and drawer units, inset stainless steel one bowl sink/drain, integrated four ring gas hob, integrated oven with cookerhood over, integrated microwave, integrated fridge, integrated dishwasher, larder cupboard, tiling to splashback areas, vinyl flooring and double glazed door to side and window to the rear.

## Conservatory/Lean-To 2.87m x 2.33m

Double glazed patio door to the rear garden, tiled floor and door to the garage.

## First Floor Landing

Double glazed window to the side, airing cupboard, radiator and loft access.

## Bedroom One 3.61m x 2.75m

Double glazed window to the front, sliding mirrored wardrobe and radiator.

## Bedroom Two 3.01m x 2.75m

Double glazed window to the rear and radiator.

## Bedroom Three 2.32m x 2.10m

Double glazed window to the front and radiator.

## Bathroom 2.09m x 1.63m

A well presented white suite comprising of bath with electric shower over, wash hand basin, w.c, vinyl flooring, radiator and double glazed window to the rear.

## Front Garden

To the front is a large driveway providing ample off road parking with an area of lawn.

## Rear Garden

## Key Features

- Semi-Detached
- Three Bedrooms
- Conservatory
- Driveway Parking
- Garage
- Good Size Rear Garden

## Contact Us

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

To the rear the garden is largely laid to lawn with patio area, fully enclosed with side gate access, outside power, outside tap and there is a fitted seating area.

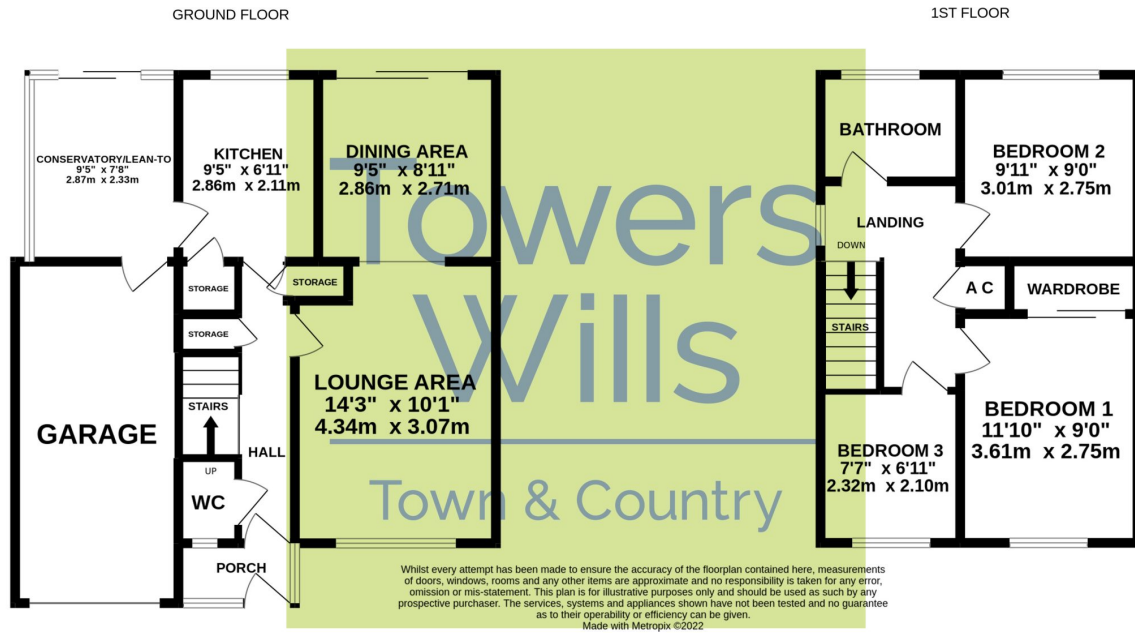
**Garage** 5.12m x 2.40m

With 'up and over' door, power, light, plumbing for washing machine, gas combi boiler and rear door to the conservatory/lean-to.





# Floor Plan



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