

# Towers Wills

Town & Country

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40, Raleigh Road, Yeovil, Somerset BA21 5FG

Offers Over **£375,000**

Towers Wills are pleased to market this extended, detached family home. Selling with no onward chain, this stunning property has been finished to a high standard and is located on a generous plot within a cul-de-sac. The property benefits from lounge, additional reception room, downstairs WC, an extended open plan kitchen/diner, four bedrooms with master ensuite and family bathroom. Outside, a good-sized rear garden with decked seating area, and gated access to the garage and driveway parking.

### Entrance Hall

Double glazed window to the front, radiator, engineered oak flooring, airing cupboard including water tank and additional cupboard.

### Downstairs W.C

Includes wash hand basin, w.c, extractor fan and radiator.

### Reception Room 2.99m x 3.33m – maximum measurements

Double glazed windows to the front and side and radiator.

### Lounge 3.14m x 5.06m – maximum measurements

Double glazed window to the front, two radiators and double glazed French doors to the rear.

### Open Plan Kitchen/Diner 8.48m x 4.86m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, breakfast island, three double glazed windows to the side, double glazed French doors to the side, double glazed bi-fold doors to the rear, two double glazed skylights to the rear, two radiators, integrated fridge freezer, integrated dishwasher, integrated gas hob with cookerhood over, integrated double oven, space for washing machine, gas central heating boiler and porcelain tiled flooring.

### First Floor Landing

Double glazed window to the rear, loft hatch and radiator.

### Bedroom One 3.09m x 4.08m plus wardrobe– maximum measurements

Double glazed windows to the rear and side, radiator and fitted wardrobes.

### En-suite

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the side, heated towel rail, extractor fan and shaver point.

### Bedroom Two 2.69m plus door recess x 3.88m plus wardrobes – maximum measurements

Double glazed windows to the front and side, radiator and fitted wardrobes.

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### Bedroom Three 2.79m plus door recess x 3.08m plus wardrobes – maximum measurements

Double glazed window to the front, radiator and fitted wardrobes.

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### Bedroom Four 1.99m x 2.16m

Double glazed window to the rear and radiator.

### Family Bathroom

Suite comprising bath with mixer tap shower, wash hand basin, w.c and radiator.

### Front Garden

To the front of the property is astroturf lawn area and is enclosed by low level hedging.

### Rear Garden

## Key Features

- No Onward Chain
- Detached
- Extended Open Plan Kitchen/Diner
- Four Bedrooms
- Master En-suite
- Two Reception Rooms
- Garage & Parking

## Contact Us

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To the rear the garden is largely laid to lawn with patio area, decking with low level lighting, outside tap, brick-built barbeque and side gate to the parking.

**Garage**

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

**Parking**

Space for one vehicle in front of the garage.

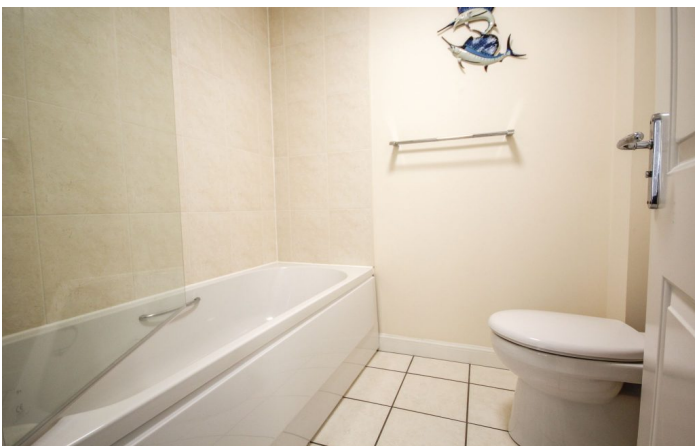
**Agents Note**

The maintenance charge of Wyndham Park is £56 per 6 months.

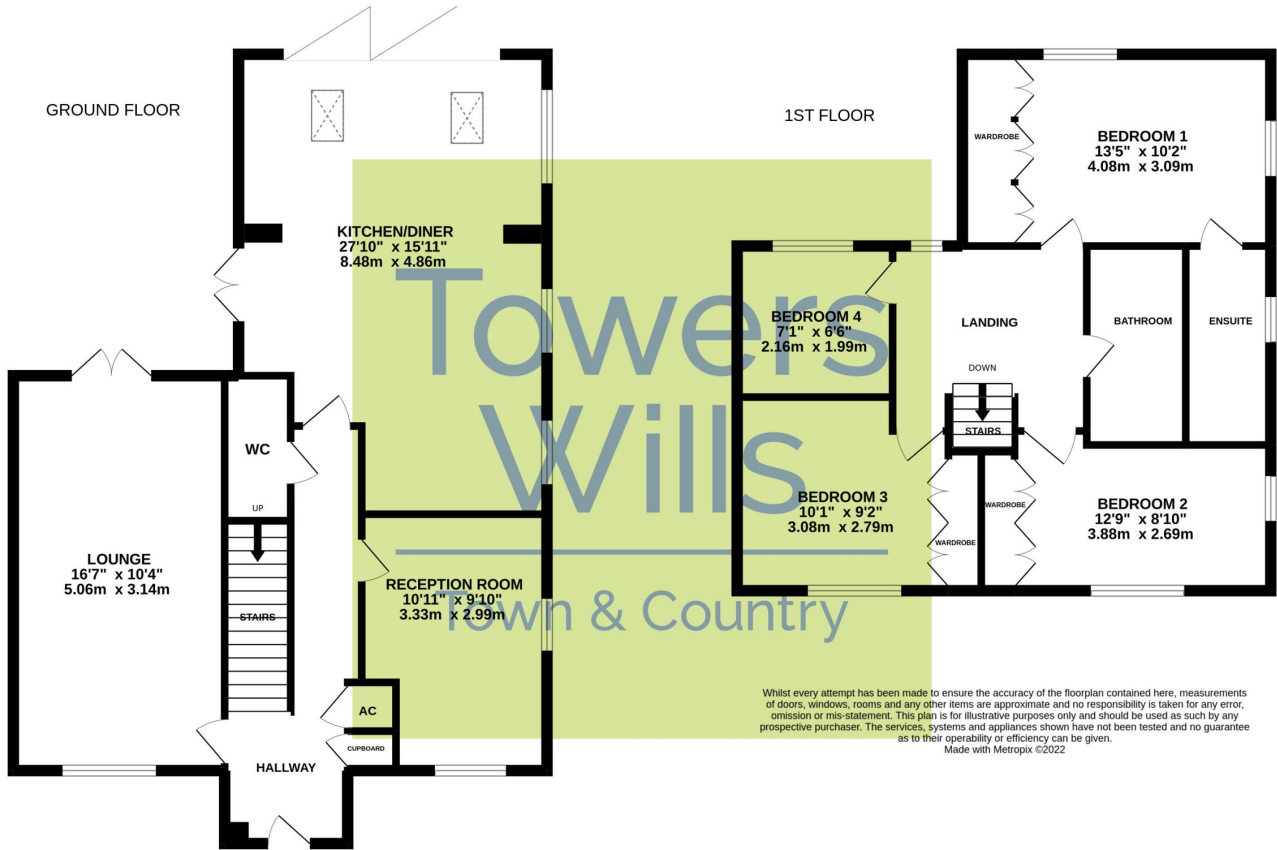
**Local Authority**

South Somerset District Council

Council Tax - Band E



# Floor Plan



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