

# Towers Wills

Town & Country

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



**7, Coniston Gardens, Yeovil, Somerset BA21 3DR**

**£365,000**

Towers Wills are delighted to be chosen to market this well-presented home situated in a sought after cul-de-sac and benefiting from; three double bedrooms, two bathrooms, downstairs cloakroom, utility, separate lounge, kitchen and dining room with a delightful conservatory and enclosed rear garden with access to drive and garage.

## Entrance Hall

Double glazed door to the front, radiator and under stairs storage.

## Downstairs Cloakroom

Comprising wash hand basin, w.c, radiator and double glazed window to the side.

## Living Room 4.58m x 3.40m – maximum measurements

Double glazed window to the front, radiator and gas fireplace.

## Kitchen 3.59m x 2.95m - maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, double glazed window to the rear, radiator, integrated gas hob with cookerhood over, integrated electric double oven and open archway leading to the dining room.

## Dining Room 2.57m x 3.70m - maximum measurements

Radiator and double glazed patio doors leading to the conservatory.

## Conservatory 3.95m x 2.86m

Double glazed windows to the sides and double glazed French door to the rear garden.

## Rear Porch

Double glazed window to the front, double glazed door to the rear garden, radiator and open box arch to the utility.

## Utility 2.45m x 2.94m

With space for washing machine, space for fridge freezer, double glazed windows to the front and rear and work surfacing with one and a half bowl sink drainer.

## First Floor Landing

Radiator, airing cupboard which houses the central heating boiler and loft hatch.

## Bedroom One 3.43m x 3.91m - maximum measurements

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

## Bedroom Two 3.80m x 2.94m - maximum measurements

Radiator, double glazed window to the front and rear.

## Bedroom Three 3.44m x 3.17m - maximum measurements

Radiator, double glazed window to the rear and fitted wardrobes/storage.

## Bathroom One

Suite comprising bath with shower over, wash hand basin, w.c, double glazed window to the rear and radiator.

## Bathroom Two

Suite comprising bath, wash hand basin, w.c, double glazed window to the front, radiator and shaver point.

## Key Features

- Detached House
- Cul-de-Sac
- Two Bathrooms
- Conservatory
- Sought After Location
- Driveway & Garage

## Contact Us

### Towers Wills Estate

### Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

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

## **Outside**

### **Front Garden**

To the front the garden is largely laid to lawn with mature shrubs and planted borders.

### **Rear Garden**

The rear garden is mainly laid to lawn with planted borders and mature shrubs, patio area, outside tap and rear gated access to the driveway and garage.

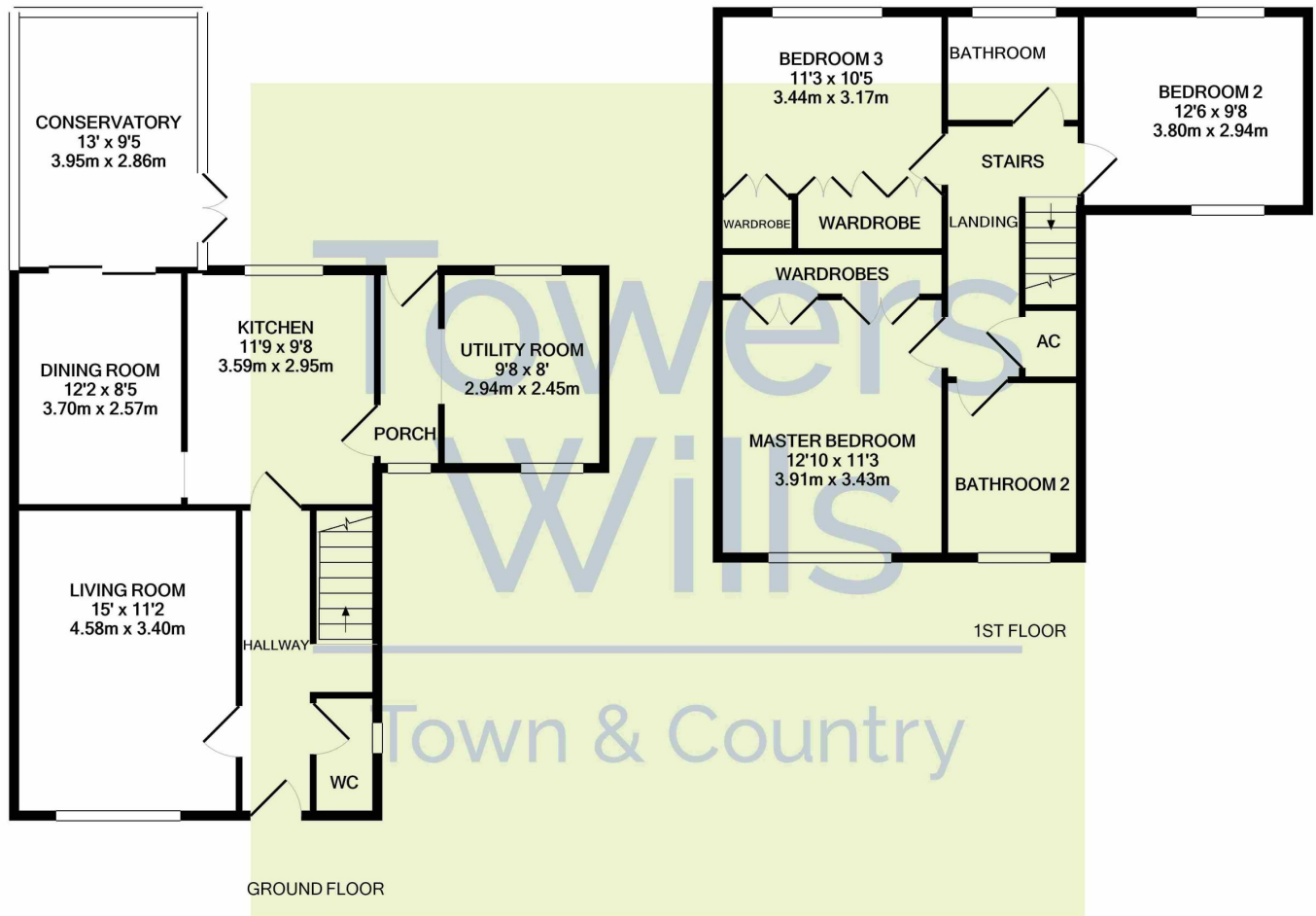
### **Single Garage**

With 'up and over' door, double glazed window to the side, 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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**Towers Wills**

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)