

# Towers Wills

Town & Country

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26, Sycamore Drive, Yeovil, Somerset BA20 2NQ

Offers Over **£280,000**

Towers Wills welcome to the market this light and spacious detached three bedroom family home situated in a desirable position, occupying a generous plot of approximately 0.25 acre. The accommodation briefly comprises: hallway, lounge diner, kitchen, utility area, three bedrooms, bathroom, conservatory, driveway, garage and large garden.

## Entrance

UPVC double glazed door to the front.

## Lounge Diner

A spacious dual aspect open plan living area with double glazed window to the front, double glazed sliding patio doors opening to the balcony and two radiators.

## Kitchen

Comprising of a range of wall, base and drawer units, granite work surfacing with under mounted twin sinks, integrated Bosch electric oven, integrated Bosch fridge, integrated dishwasher, gas hob with cookerhood over, tiling to splash prone areas and Juliette balcony to the rear.

## Utility Area

With door to garage and door to side providing access to front driveway, radiator and rear garden.

## Lower Ground Floor

With stairs from living area, under stairs storage cupboard and radiator.

## Conservatory

Pleasant outlook onto the rear garden, engineered oak floor, radiator and tiled floor.

## Bedroom Two

With double doors opening out onto the rear garden, laminate floor and radiator.

## Bedroom Three

With laminate floor, double doors opening out onto the conservatory and radiator.

## Bedroom One

Door through to the conservatory, radiator and laminate flooring.

## Bathroom

A recently re-fitted bathroom suite comprising bath with shower over, wash hand basin, w.c, heated towel rail, illuminated mirror cupboard, tiled shelving with spotlights and double glazed window to the side.

## Outside

To the front of the property is a driveway and in turn leading to the garage.

## Garage

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

## Rear Garden

One of the property's true selling features must be the large plot of approximately a 1/4 of an acre; majority laid to lawn, stocked borders with a variety of mature plants and shrubs, patio area and garden sheds/workshop. The garden enjoys far reaching views across the town

## Key Features

- Corner plot approx 0.25 acre
- Sought after cul de sac
- Three bedrooms
- Conservatory
- 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		78   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

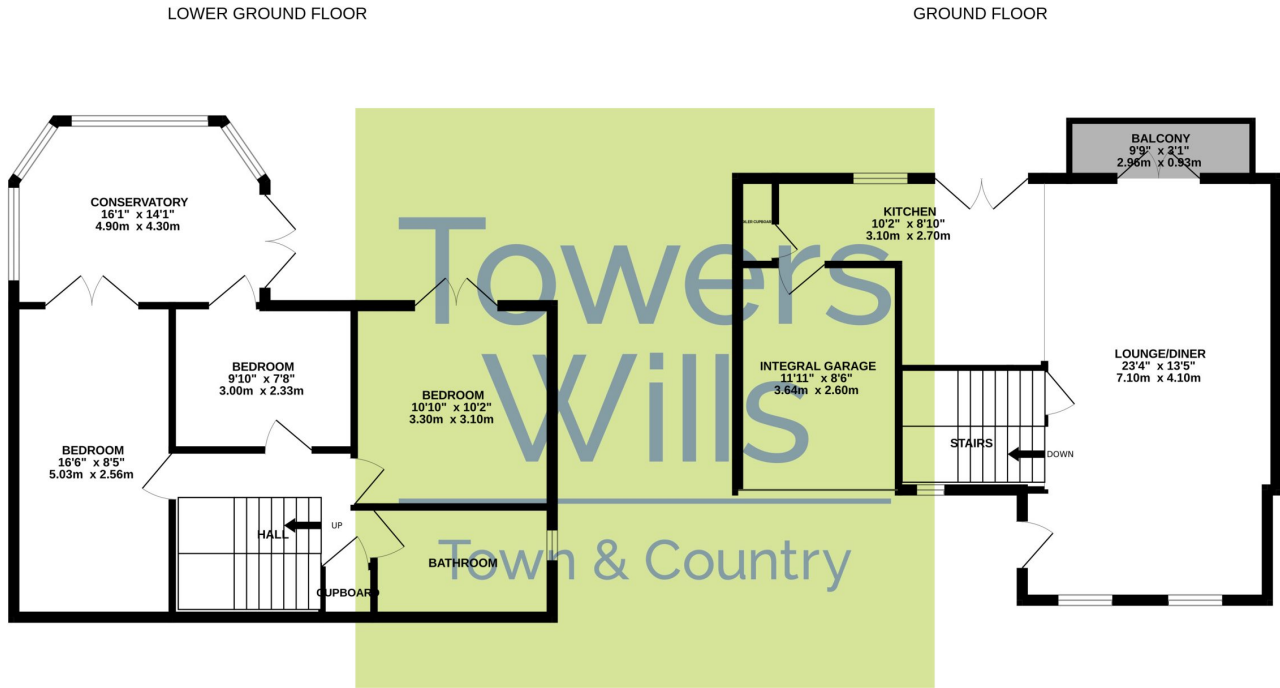
and offers tremendous potential for further improvement.







# Floor Plan



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