

# Towers Wills

Town & Country

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**14, Pine Tree Avenue, Yeovil, Somerset BA20 2NN**

**£245,000**

Towers Wills welcome to market this extended semi-detached home situated in a popular area of Yeovil. The property includes; lounge, extended kitchen/diner, additional reception room (an ideal study or games room), three bedrooms and family bathroom. Outside there is driveway parking and a pleasant south-westerly facing rear garden.

### Entrance Porch

Double glazed door to the front.

### Lounge 4.31m x 3.30m

Double glazed window to the front, radiator and open doorway to the kitchen.

### Study/2nd Reception Room 4.12m x 2.30m – maximum measurements

Study/2nd Reception Room 4.12m x 2.30m – maximum measurements  
Double glazed window to the front, storage cupboard and radiator.

### Kitchen/Diner 5.85m x 4.50m L-shape – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink/drainers, two double glazed windows to the rear, double glazed door to the rear, space for washing machine, space for dryer, space for dishwasher, integrated wine fridge, electric Range style cooker with five ring hob, extractor fan, space for American style fridge/freezer, radiator and gas combi boiler.

### First Floor Landing

Includes loft hatch and cupboard.

### Bedroom One 3.62m x 3.05m – maximum measurements

Double glazed window to the front and radiator.

### Bedroom Two 2.93m x 2.63m plus alcove – maximum measurements

Double glazed window to the rear and radiator.

### Bedroom Three 2.48m x 2.67m – maximum measurements

Double glazed window to the front and radiator.

### Bathroom

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

### Front

To the front of the property is a driveway providing off road parking.

### Rear Garden

To the rear the garden is mainly laid to lawn with a patio area, wooden shed, outside tap and side gate.

## Key Features

- Off Road Parking
- Extended
- Desirable Location
- Close to amenities
- Two Reception Rooms
- Semi-Detached

## Contact Us

### Towers Wills Estate Agents - Yeovil

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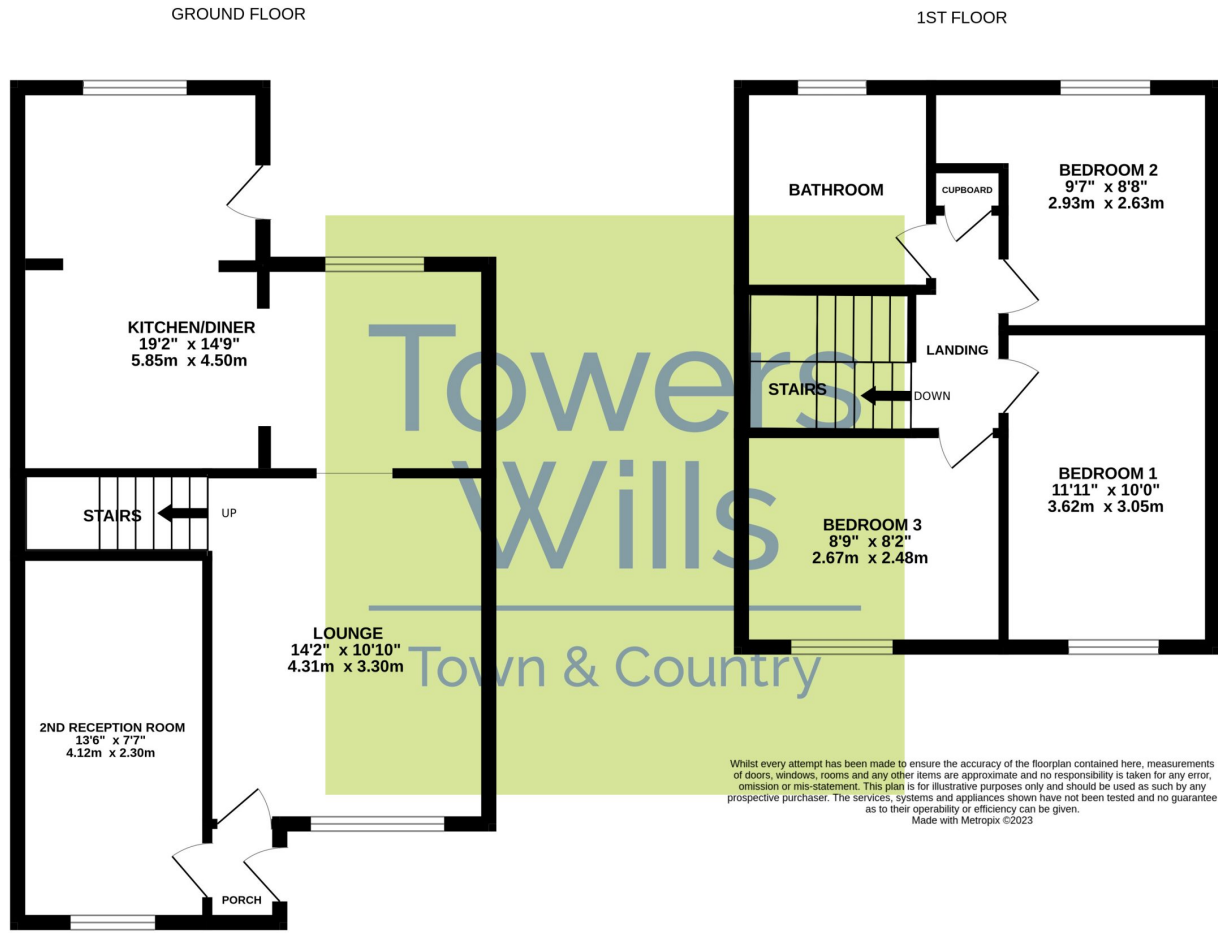
## Energy Efficiency

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86   B    |
| 69-80 | C             | 69   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





# Floor Plan



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**Towers Wills**

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