

Towers Wills

Town & Country

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31, Beaconfield Road, Yeovil, Somerset BA20 2JW

Offers Over £400,000

Towers Wills welcome to market this detached family home situated within a good-sized plot and offering great potential for those willing to put their own stamp on the property. Selling with no onward chain, the property offers; ample off-road parking, twin single garages, lounge, breakfast room, separate dining room, kitchen, downstairs WC, four double bedrooms all with built in storage plus a family bathroom.

Porch 1.25m x 1.90m – maximum measurements

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

Entrance Hall

Single glazed door to the porch, radiator, double glazed window to the front and stairs leading to the first floor.

Downstairs W.C

Double glazed window to the side, wash hand basin and w.c.

Dining Room 3.65m x 2.43m – maximum measurements

Double glazed window to the front and radiator.

Lounge 3.17m x 5.74m – maximum measurements

Double glazed windows to the front and rear and two radiators.

Breakfast Room 2.82m x 3.21m – maximum measurements

Double glazed window to the rear, fireplace and radiator.

Kitchen 3.57m x 4.44m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with two bowl sink drainer, double glazed window to the rear, radiator, space for washing machine, integrated electric oven, double glazed door to the side and gas boiler.

First Floor Landing

Double glazed window to the front, radiator, loft hatch and airing cupboard which includes water tank.

Bedroom One 4.31m x 3.60m – maximum measurements

Double glazed window to the rear, radiator and fitted bedroom furniture.

Bedroom Two 3.65m x 2.42m – maximum measurements

Double glazed window to the front, radiator and built-in wardrobe.

Bedroom Three 2.41m x 2.558m plus wardrobe – maximum measurements

Double glazed window to the front, radiator and built-in wardrobe.

Bedroom Four 2.38m x 3.14m

Double glazed window to the rear, radiator and built-in wardrobe.

Bathroom

Comprising bath with mixer tap shower, separate shower cubicle, wash hand basin, w.c, two double glazed windows to the rear and radiator.

Garages Each measuring 5.80m x 2.50m – maximum measurements

There are two attached single garages with two single 'up and over' doors, single glazed window to the rear, door to rear, power and light and water supply.

Key Features

- Detached
- Sought-after Location
- Good Size Plot
- Twin Single Garages
- Driveway Parking
- NO ONWARD CHAIN

Contact Us

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Energy Efficiency

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Front Garden

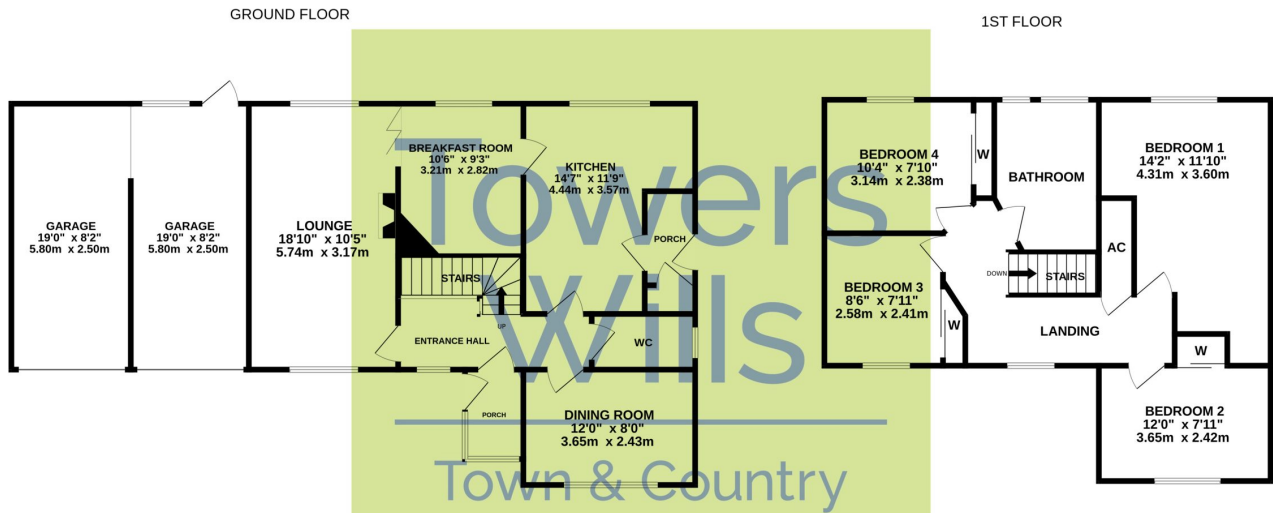
To the front of the property is a circular drive with lawn areas, planted beds, mature shrubs and side access to the rear garden.

Rear Garden

To the rear there are patio seating areas with planted mature shrub borders.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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