

# Towers Wills

Town & Country

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412, New Buildings, East Chinnock, Yeovil, Somerset  
BA22 9DR

Offers Over **£260,000**

Towers Wills are delighted to bring to market this stunning chocolate box cottage in the desirable village of East Chinnock. Extensively renovated by the current owner, this two-bed home offers an open plan downstairs living space with a modern kitchen off-set by the original blue lias stone floors and large fireplace with log burner. Downstairs cloakroom, two double bedrooms, bathroom, off-road parking for 3/4 cars and large front/rear gardens offer far reaching countryside views that complete this stunning property!

### Entrance Hall

Double glazed door to the front.

### Open Plan Kitchen/Diner/Sitting Room 8.01m x 4.87m

#### Sitting Room Area

With a double glazed window to the front with window seat, log burner, under stairs cupboard, electric panel wall heater and blue lias exposed flagstone floors throughout the ground floor.

#### Kitchen/Dining Area

Comprising of a range of wall, base and drawer units, work surfacing, double glazed window to the rear, double glazed patio doors to the rear, integrated electric oven, integrated electric hob with cookerhood over, space for fridge freezer and a central island housing the one bowl porcelain butler sink drainer and space for dishwasher & space for washing machine.

#### W.C

With w.c and wash hand basin.

#### First Floor Landing

Includes loft hatch.

#### Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, electric heated towel rail, double glazed window to the rear and airing cupboard which includes the water tank.

#### Bedroom One 4.83m x 2.47m – maximum measurements

Double glazed window to the front.

#### Bedroom Two 3.67m x 2.40m – maximum measurements

Double glazed window to the rear and electric panel wall heater.

#### Front Garden

To the front of the property there is off road parking for three/four cars.

The front garden is largely laid to lawn with planted beds and gravel pathway leading to the property with patio area.

#### Rear Garden

To the rear the garden is largely laid to lawn with patio area, wooden shed and there is a right of way for neighbouring properties across the rear of the property.

## Key Features

- Desirable Village Location
- Two Double Bedrooms
- Off Road Parking
- Large Front/Rear Gardens
- Far Reaching Countryside Views

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill  
Yeovil

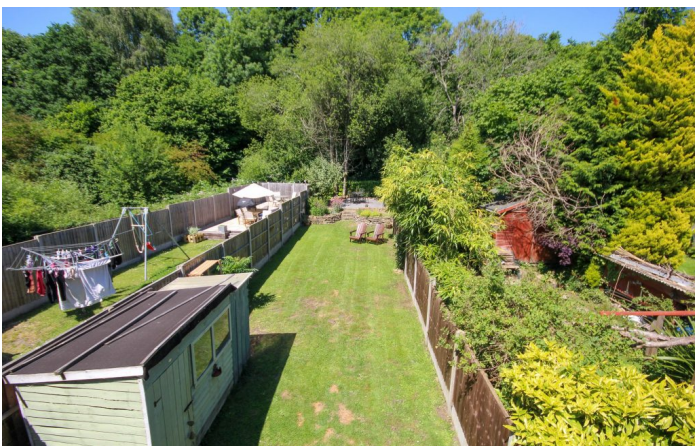
Somerset  
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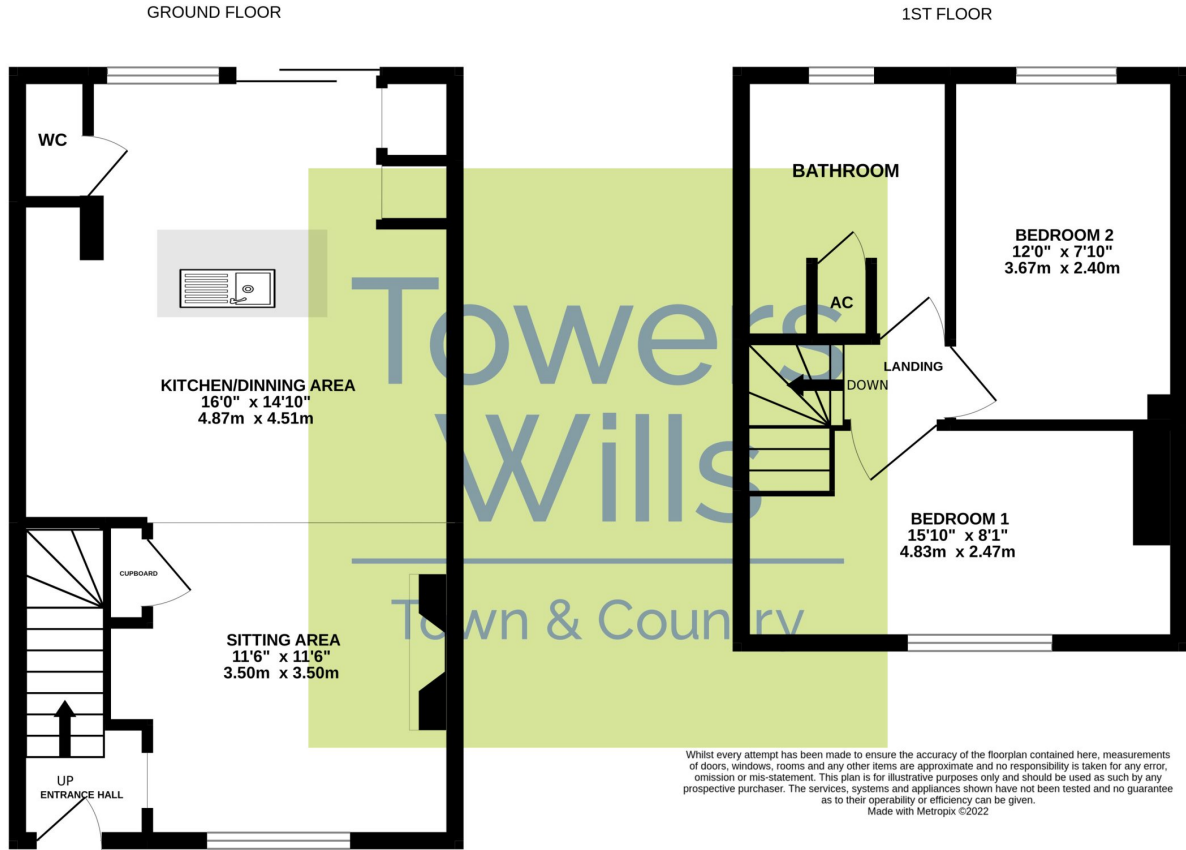
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



# Floor Plan



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