

Towers Wills

Town & Country

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18, Watercombe Heights, Yeovil, Somerset BA20 2TA **£425,000**

Towers Wills welcome to the market this four bedroom detached family home, situated in one of the most sought-after areas, on the fringe of Yeovil and briefly comprising; porch, reception hallway, cloakroom w.c, kitchen/breakfast room, lounge, dining room, utility room, four bedrooms, en-suite to master, shower room, driveway, garage and front and rear gardens. NO ONWARD CHAIN.

Porch

With double glazed door to the front and tiled floor.

Reception Hallway

Double glazed door to the front, cloakroom cupboard, radiator and stairs to the first floor landing.

Cloakroom/W.C

Comprising wash hand basin, w.c, tiling, radiator and window to the front.

Living Room

A spacious family living room with built-in fireplace, stone surround and tiled hearth, radiator, patio doors through to the conservatory and archway through to the dining room.

Dining Room

With window to the rear aspect and radiator.

Conservatory

Enjoying a pleasant outlook onto the rear garden, tiled floor and door opening out to the patio area.

Kitchen/Breakfast Room

Comprising of a range of wall, base and drawer units, work surfacing with inset stainless steel sink/drainage, tiling to splash prone areas, integrated electric oven, integrated electric hob with extractor hood over, integrated dishwasher, radiator, window to the front and archway through to the utility room.

Utility Room

With work surfacing, space for washing machine, space for tumble dryer, space for fridge/freezer, wall mounted boiler, tiled floor, wall units and double glazed door and window to the side.

First Floor Landing

Stairs from reception hallway with loft access, airing cupboard, storage cupboard and window to the side.

Master Bedroom

Fitted with a comprehensive range of bedroom furniture including; wardrobes and drawer units, radiator, window to the rear and door to en-suite.

En-suite

Comprising of shower cubicle, wash hand basin with vanity unit, low level w.c, heated towel rail, tiling and window to the side.

Bedroom Two

Window to the rear and radiator.

Key Features

- Detached
- Sought-after Location
- Four Bedrooms
- Master En-suite
- Conservatory
- Gardens
- Garage & Driveway
- NO ONWARD CHAIN

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bedroom Three

Window to the front and radiator.

Bedroom Four

Window to the front and radiator.

Shower Room

Suite comprising of shower cubicle, wash hand basin with vanity unit, w.c, heated towel rail, tiling, wall mounted heater and window to the front.

Outside

To the front of the property is an area of garden, being majority laid to lawn.

Driveway

Providing off road parking and in turn leading to the garage.

Garage

With 'up and over' door, power, light and electric car charger.

Rear Garden

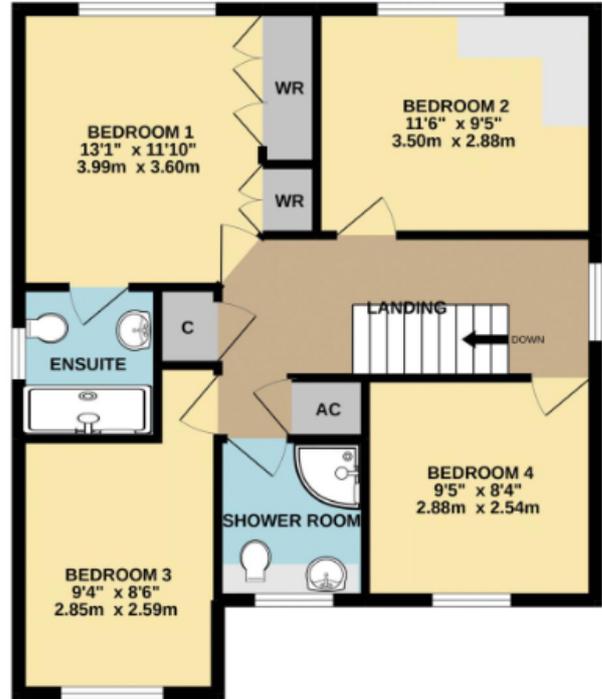
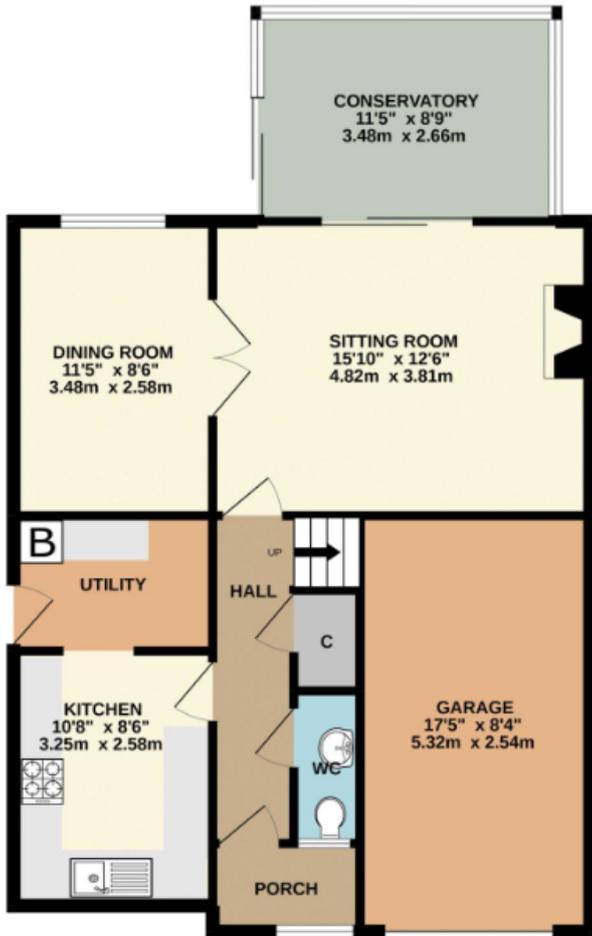
With gated side access, the rear garden being majority laid to lawn with patio area, stocked borders with a variety of plants and shrubs, greenhouse and garden shed.

Agents Note

The property has solar panels which the vendors advised are fully owned.



Floor Plan



Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

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