

# Towers Wills

Town & Country

☎ 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



8a, Summerlands, Yeovil, Somerset BA21 3AL

Offers Over **£450,000**

Towers Wills are delighted to welcome to market this stunning family sized home situated in one of Yeovil's most desirable cul-de-sacs. The property is tucked away and benefits from ample off-road parking, double garage and pleasant gardens ideal for entertaining or alfresco dining. Inside the property briefly comprises of porch, large entrance hall, downstairs wc, open plan sitting & dining room, kitchen (with larder), garden room and four bedrooms with master en-suite.

**Porch** 2.85m x 0.76m

Double glazed windows to the side and front and double glazed patio doors to the front.

**Entrance Hall**

Double glazed window and door to the front, radiator and parquet flooring.

**W.C**

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

**Lounge/Diner** 7.06m x 6.07m – maximum measurements (L-shaped room)

With three radiators, two double glazed windows to the front, double glazed window to the rear and log burner.

**Kitchen** 5.28m x 2.39m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with one and a half bowl sink drainer, radiator, larder, space for fridge freezer, integrated double electric oven, integrated induction hob with cookerhood over and single glazed door to the garden room.

**Garden Room** 2.69m x 2.17m

Double glazed windows to the rear and side.

**First Floor Landing**

With loft hatch, radiator and airing cupboard including water tank.

**Bathroom**

Suite comprising of bath with centre taps, separate shower cubicle, wash hand basin, w.c, double glazed window to the rear, heated towel rail, radiator, extractor fan and shaver point.

**Bedroom One** 4.02m x 2.71m – maximum measurements

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

**En-suite**

Suite comprising of shower cubicle, wash hand basin, w.c, heated towel rail, shaver point and extractor fan.

**Bedroom Two** 3.75m x 2.77m – maximum measurements

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

**Bedroom Three** 2.97m x 2.57m – maximum measurements

Double glazed window to the front and radiator.

**Bathroom Four** 2.33m x 2.40m

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

**Front Garden**

To the front the garden is largely laid to lawn with gravel driveway, providing ample parking and access to the double garage.

## Key Features

- Well Presented
- Detached
- Four Bedrooms
- Master En-suite
- Double Garage
- Ample Driveway Parking
- Gardens

## Contact Us

**Towers Wills Estate Agents - Yeovil**

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

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

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Double Garage** 9.35m x 5.15m – maximum measurements

With electric roller door, double glazed window to the rear, double glazed personal door to the rear garden, inspection pit, space and plumbing for washing machine, gas boiler, eaves storage, power and light.

**Rear Garden**

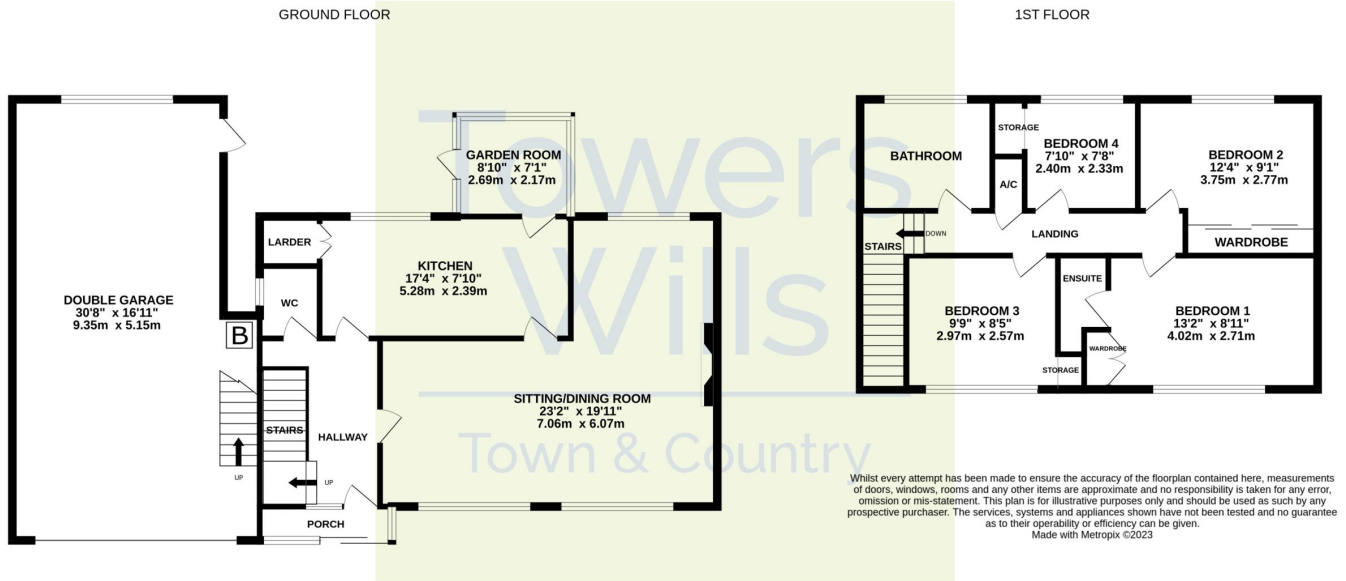
The rear garden is mainly laid to lawn with planted beds, patio seating area, outside power, side gates, useful log store and summerhouse.

**Summerhouse** 2.73m x 3.72m

Double glazed windows and doors to the rear garden, power and light.



# 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.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view