

# Towers Wills

Town & Country

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



**35, Southwoods, Yeovil, Somerset BA20 2QQ**

**Guide Price £450,000**

Towers Wills welcome to the market this beautifully presented family home, with NO ONWARD CHAIN and is located in this very popular cul-de-sac location, within close proximity of Yeovil Town Centre and Yeovil Hospital. Early inspection is highly recommended and briefly comprises of the following; entrance hall, downstairs shower/w.c, lounge, kitchen, open plan dining room/second sitting room, three large bedrooms, family bathroom, good size rear garden backing onto Ninesprings, off road parking and double garage.

## Part glazed entrance door leading into the hall.

**Hallway** 2.29m x 2.64m – maximum measurements to include cupboard  
A welcoming entrance hall with window outlook to the front, wood effect LVT flooring and radiator.

## **Shower Room** 0.88m x 2.28m

Fitted with a modern shower, wash hand basin with cupboard under and mixer tap, w.c, heated towel rail, window outlook to the side, recess lighting, tiled floor and part tiled walls.

## **Inner Hallway**

With radiator, stairs to the first floor landing and wood effect LVT flooring.

## **Lounge** 3.98m x 5.77m

A large lounge with window outlook to the front, gas feature fireplace, TV point, coved ceiling and French doors leading into the dining room.

## **Kitchen** 2.77m x 3.79m

A modern kitchen fitted with stone effect worktops and white doors with a range of wall and base units, a one and a half sink bowl drainer with mixer tap and waste disposal underneath, electric induction hob with oven under, splashback, concealed extractor hood over, integral dishwasher, space for American fridge freezer, pull-out larder cupboard, radiator, wood effect LVT flooring, window with outlook to the side and is open plan to the dining room/second sitting room.

## **Dining Room/Second Sitting Room** 3.63m x 8.13m

A superb size area for entertaining with wood effect LVT flooring, radiator, aluminium double door leading out to the rear, aluminium bi-folds leading out to the rear, TV point, radiator and recess lighting.

## **Utility Area** 1.29m x 2.87m

Fitted with a stainless steel sink drainer unit with mixer tap, plumbing for washing machine, space for tumble dryer, boiler, tiled floor and window outlook to the front.

## **First Floor Landing**

A large landing with radiator, window to the front and hatch to roof space.

## **Bedroom One** 3.31m x 4.26m

With a window outlook to the front, several built-in double wardrobes and radiator.

## **Bedroom Two** 3.64m x 4.44m – maximum measurements (L-shape room)

With an aluminium window to the rear, built-in wardrobes and radiator.

## **Bedroom Three** 3.61m x 4.44m

With an aluminium window to the rear, built-in wardrobes and radiator.

## **Bathroom** 2.07m x 3.63m

White suite fitted with a timber effect panel bath with mixer tap, wash hand

## Key Features

- Detached
- Spacious Family Home
- Desirable Location
- Three Large Bedrooms
- Good Size Rear Garden
- Off Road Parking & Double Garage
- Close to the Town Centre and Hospital
- Early Viewing Advised
- NO ONWARD CHAIN

## 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)

basin with vanity unit and mixer tap, w.c, radiator, part tiled walls, recess lighting, cupboard over the stairs housing the pressurised cylinder and window with outlook to the side.

### **Rear Garden**

To the rear there is a good size garden with a large decked area, pond and steps leading up to a further lawned area, mature shrubs and is enclosed by hedging.

### **Front Garden**

To the front there is off road parking with potential for further off road parking if required. This area in turn leads to the double garage.

### **Double Garage** 5.03m x 5.38m

With electric roller door, light and power connected and door leading out to the rear.

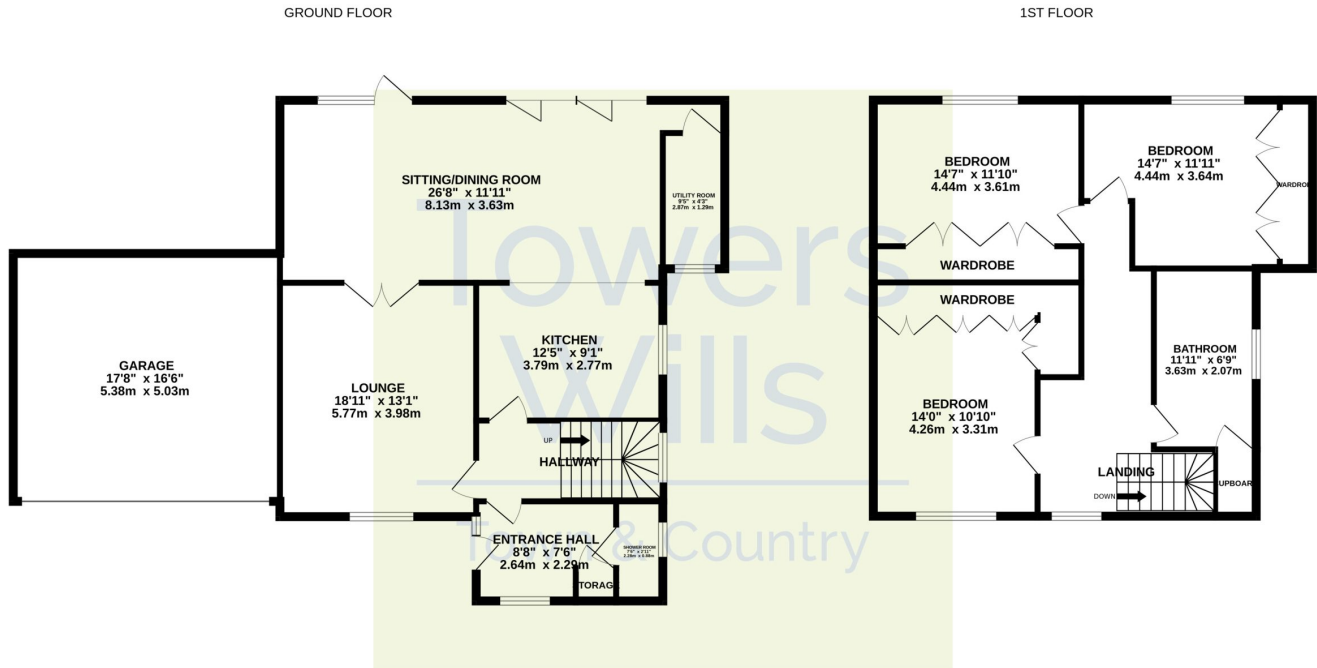
### **Agents Notes**

We have been informed by the vendor that to the rear of the property, there are footings under the decking for further extension if required (subject to necessary planning permissions). The garage also has footings suitable to go up another level creating a fourth bedroom (subject to necessary planning permissions) or extended to potentially create a large en-suite master bedroom with additional room below (subject to necessary planning permissions).





# 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.  
Made with Metropix ©2024

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

**Towers Wills**

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)