

# Towers Wills

Town & Country

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## 35, Waverley, Somerton, Somerset TA11 6SH

Offers Over **£375,000**

Towers Wills are pleased to offer this well presented, four-bedroom, extended family home, situated in the highly desirable market town of Somerton. The property briefly comprises; lounge, dining room, kitchen/diner, conservatory, master bedroom with ensuite, family bathroom, rear garden and off-road parking for multiple cars. The property has been extremely well maintained and viewing would be highly recommended.

### **Entrance Porch**

Double glazed door to front, door to downstairs W.C and internal door to hallway.

### **Hallway**

Exposed wooden floorboards, double doors to lounge, double doors to dining room, stairs ascend to the first floor with storage beneath them and a door opens to the spacious kitchen/diner.

### **Downstairs W.C** 1.24m x 1.20m

Double glazed window to front, low level W.C, wash hand basin and radiator.

### **Lounge** 5.15m x 3.18m

Double glazed window to front, double door to hallway, double door to kitchen, feature multi fuel fireplace and radiator.

### **Dining Room** 5.66m x 2.54m

Double glazed window to front, double door to hallway, double door to kitchen, exposed wooden floorboards and radiator.

### **Kitchen/Dining Room** 8.08m x 3.34m

Comprising of a mixture of wall, base and draw units with oak worktops, Belfast sink, Rangemaster cooker, integrated dishwasher and washing machine, space for American style fridge freezer, storage cupboard, double glazed doors leading into the lounge, double glazed door leading to conservatory and double-glazed door out to the side of the property.

### **Conservatory** 3.06m x 3.26m

Double glazed door leading to garden, underfloor heating and power.

### **First Floor Landing**

Doors to first floor accommodation, airing cupboard and stairs to second floor.

### **Master Bedroom** 6.09m x 2.53m

Double glazed window to front, built in double wardrobe, radiator and door to en-suite.

### **En-suite** 2.53m x 2.42m

Low level W.C, free standing bath, wash hand basin, separate shower, double glazed window to front, heated towel rail and extractor fan.

### **Bedroom Two** 4.12m x 2.94m

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

### **Bedroom Three** 3.64m x 2.54m

Double glazed window to rear, built in wardrobe, built in storage cupboard and radiator.

### **Landing/Office** 3.19m x 1.99m

Double glazed window to front, stairs to second floor accommodation,

## Key Features

- Extended
- Desirable Village Location
- Four Bedrooms
- Master En-suite
- Rear Garden
- Ample Driveway Parking

## Contact Us

### **Towers Wills Estate Agents - Yeovil**

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under stairs cupboard and radiator.

**Bedroom Four** 5.78m x 2.56m

Double glazed velux window to front, double glazed velux window to rear, power and radiator.

**Outside**

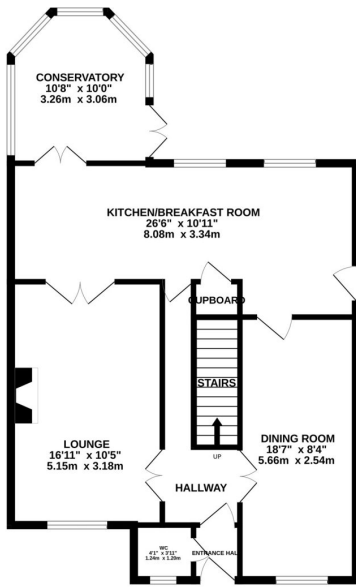
To the front of the property is ample driveway parking with side access around the property, into the rear garden.

The rear garden offers established borders and mature hedge, lawn with seating area, space for summer house and enclosed by fencing.

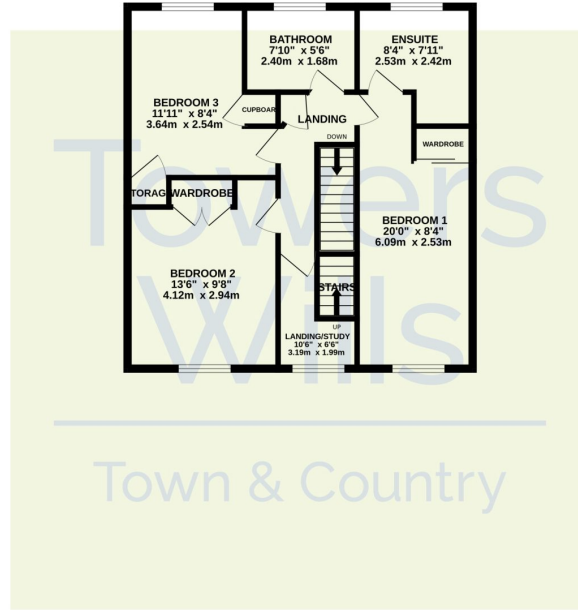


# Floor Plan

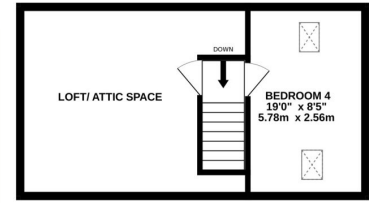
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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