

# Towers Wills

Town & Country

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**14, Alder Grove, Yeovil, Somerset BA20 2PA**

**£245,000**

Towers Wills welcome to the market this extremely well presented, two bedroom semi-detached bungalow, situated in a quiet cul-de-sac position and within walking distance of local shops, supermarket and amenities. The property briefly comprises; reception hallway/utility room, living room, conservatory, kitchen, two bedrooms, bathroom, front and rear gardens and garage. NO ONWARD CHAIN/VACANT POSSESSION.

### Reception Hallway/Utility Room

Doors to both the front and rear gardens, space for additional fridge/freezer, space for tumble dryer, power, light, windows to front, rear and side.

### Living Room

A spacious living area with patio doors opening through to the conservatory, radiator and a gas fireplace making an attractive feature to the room.

### Conservatory

A perfect area for dining with a pleasant outlook onto the rear garden, double glazed windows to the side, double glazed patio doors opening out to the patio area, tiled floor, radiator, power and light.

### Kitchen

Comprising of a range of wall, base and drawer units, work surfacing with inset stainless steel sink/drain, plumbing for dishwasher or washing machine, window to the rear, space for under counter fridge, gas cooker point with cookerhood over, tiling to splash prone areas, central heating boiler, window to the rear and door to the hallway.

### Inner Hallway

With loft access and airing cupboard.

### Bedroom One

Double glazed window to the front and radiator.

### Bedroom Two

Double glazed window to the front and radiator.

### Bathroom

Suite comprising of bath, separate shower cubicle, wash hand basin, w.c., window to the side, heated towel rail, radiator and tiling.

### Outside

The front of the property is very accessible with both steps and a gentle slope, providing access to the front entrance.

### Rear Garden

To the rear of the property, the garden benefits from a south westerly facing direction and is a real sun trap; being majority laid to patio with seating areas, small lawned area and a gate through to a vegetable patch and garden shed.

### Garage

The garage is situated in a block to the rear of the property.

## Key Features

- Well Presented Throughout
- Cul-de-Sac Position
- Semi-Detached Bungalow
- Two Bedrooms
- Conservatory
- Gardens
- Garage in a Block
- NO ONWARD CHAIN

## Contact Us

### Towers Wills Estate Agents - Yeovil

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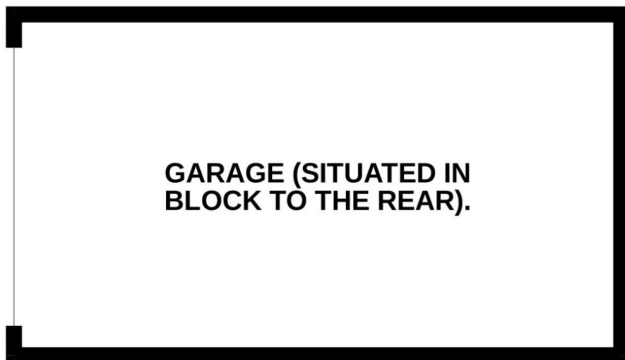
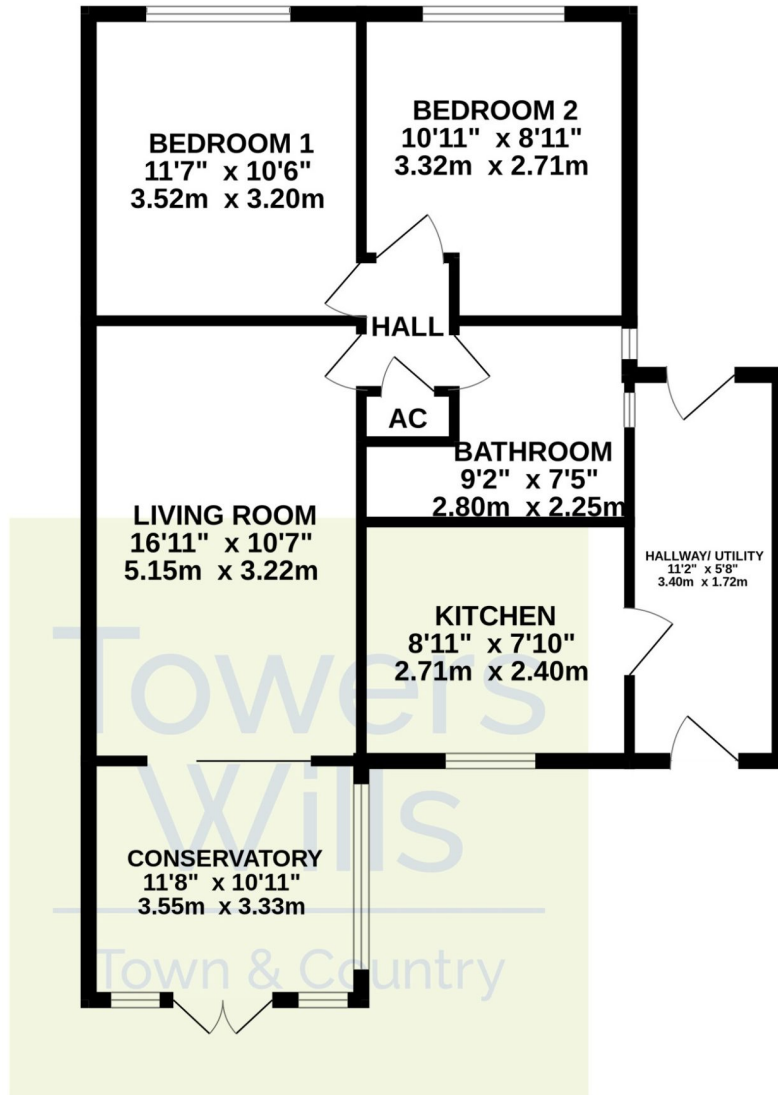
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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	62 D
39-54	E		
21-38	F		
1-20	G		



# 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.  
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