



**Towers  
Wills**

Town & Country

**149 West Coker Road, Yeovil, Somerset, BA20 2HG**

**£515,000**

 01935 577 032 | 01460 298 530 |  [info@towerswills.co.uk](mailto:info@towerswills.co.uk)



Towers Wills welcome to the market this stunning, extended family home, situated in one of the most desirable locations, on the southern fringe of Yeovil. The property briefly comprises; porch, reception hallway, living room, dining room, family room, kitchen, utility room, cloakroom/w.c, four bedrooms, en-suite, family bathroom, large driveway, outbuilding/salon and large south facing rear garden. Viewing is strongly advised to fully appreciate this magnificent family home.

**\*Desirable Location**

**\*Extended Family Home**

**\*Four Bedrooms**

**\*Master En-suite**

**\*Large Driveway**

**\*Outbuilding**

**\*Large South Facing Garden**





#### **Porch**

With composite door to the front and brick stone arch through to the hallway.

#### **Hallway**

With radiator and stairs to the first floor.

#### **Dining Room**

With bay window to the front, radiator, glazed bi-folding doors through to the sitting room and gas fireplace with tiled surround and painted mantle.

#### **Sitting Room**

A particularly cosy area with wood burning stove, spotlights and under stairs storage. The sitting area is open plan to the kitchen and living space.

#### **Kitchen**

Comprising of a range of wall, base and drawer units, timber work surfacing with inset one and a half bowl sink/drainers, integrated dishwasher, double integrated oven, integrated hob with cookerhood over, central island with breakfast bar and base units under, tiling to splash prone areas, being open plan to the living area/family room and sitting room and door to utility room.



#### **Living Area/Family Room**

A continuation of open plan living with roof lantern, allowing an abundance of natural light to flow into the room, two sliding doors opening out onto the rear decking area/hot tub and there is a radiator.

#### **Utility Room**

With timber work surfacing, space for washing machine and tumble dryer, sink, double glazed window to the front, double glazed door to the side, central heating boiler and door to cloakroom/w.c.

#### **Cloakroom/W.C**

Comprising of w.c, wash hand basin and wood panelling to walls and ceiling.



### **First Floor Landing**

Stairs from reception hallway and loft access.

### **Bedroom One**

A spacious master bedroom with window to the rear with far reaching views, radiator, bespoke wardrobe style doors which conceal en-suite and walk-in wardrobe.

### **En-suite**

Comprising shower cubicle, wash hand basin with vanity unit, w.c, radiator, tiling and window to the front.

### **Walk-in Wardrobe**

Window to the front and radiator.

### **Bedroom Two**

Window to the front, fireplace and radiator.

### **Bedroom Three**

Window to the rear, double built-in wardrobe and radiator.

### **Bedroom Four**

Window to the front and radiator.



### **Bathroom**

Suite comprising of bath with shower over, wash hand basin, w.c, extractor fan, tiling, vanity unit, heated towel rail and window to the rear.

### **Outside**

To the front of the property is a driveway providing ample off road parking for several vehicles and planted borders. Double gates lead to a large storage area to the side, laid to stone chipping, bin storage and in turn leads through to the salon/outbuilding.

### **Salon/Outbuilding**

Currently used as a salon; with two windows and door to the side, power and light. It is a very versatile room which could easily be converted to a home office etc if required.

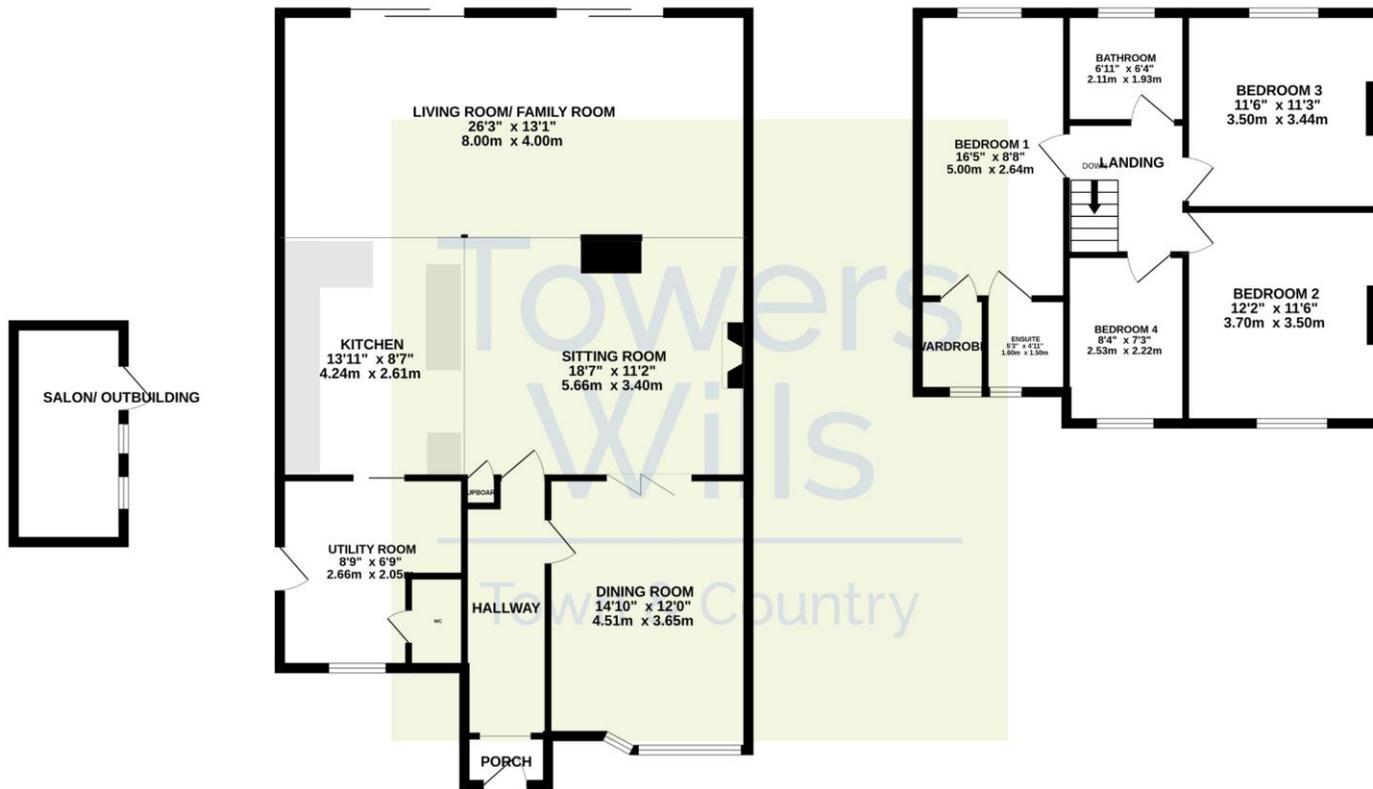
### **Rear Garden**

Enjoying a sunny southerly aspect and good degree of privacy, being majority laid to lawn with stocked borders and a variety of shrubs, plants and trees. There is a seating area with pergola, while at the far end of the garden, is a large area laid to stone chip with summerhouse and further outside seating.



GROUND FLOOR

1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T: 01935 577032 E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

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

[www.towerswills.co.uk](http://www.towerswills.co.uk)

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