

# Towers Wills

Town & Country

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222, Larkhill Road, Yeovil, Somerset BA21 3LL

**£260,000**

Towers Wills welcome to the market this well presented semi-detached property in a popular location. Early viewing is advised and briefly comprises; hall, lounge, kitchen/diner, three bedrooms, bathroom, large rear garden with summerhouse, off road parking for several vehicles and garage.

## Entrance

Double glazed entrance door leading into the hall.

## Hall

With window to the front and radiator.

## Lounge 4.76m x 4.24m (maximum measurements)

Window to the front, two radiators, under stairs cupboard and wall mounted gas fire.

## Kitchen/Diner 3.11m x 5.17m (maximum measurements)

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, four ring gas hob, stainless steel splashback and extractor hood over, oven under, boiler, plumbing for washing machine, radiator, space for American style fridge/freezer, two windows to the rear and door leading out to the rear.

## Landing

With window to the side, cupboard and hatch to roof space.

## Bedroom One 3.97m x 3.05m (maximum measurements)

With window to the front and radiator.

## Bedroom Two 3.74m x 2.55m plus entrance recess (maximum measurements)

With window to the rear and radiator.

## Bedroom Three 2.95m x 2.07m (maximum measurements)

With window to the front, fitted storage and radiator.

## Bathroom

A white suite fitted with a p-shaped panel bath with shower over, part tiled walls, W.C, wash hand basin, heated towel rail, extractor fan and window to the rear.

## Garden

A superb size garden being mostly laid to lawn, large patio area, gravel area, pond, mature shrubs, raised vegetable beds, water tap and outside power. The garden also has a good size shed measuring 3.06m x 2.42m (maximum measurements) with power and light connected.

## Summerhouse 3.35m x 4.28m (maximum measurements)

With double glazed windows and door to the front and benefits from light and power connected. An ideal home office, gym, or entertaining area.

## Front Garden

To the front of the property is a large gravel area providing off road parking for several vehicles and in turn leads into the garage and benefits from a gate leading to the rear garden.

## Garage 4.73m x 2.40m (maximum measurements)

With 'up and over' door, power and light connected.

## Key Features

- Semi-detached
- Three bedrooms
- Popular location
- In good condition throughout
- Large rear garden
- Summerhouse
- Off road parking for several vehicles
- Garage
- Early viewing advised

## Contact Us

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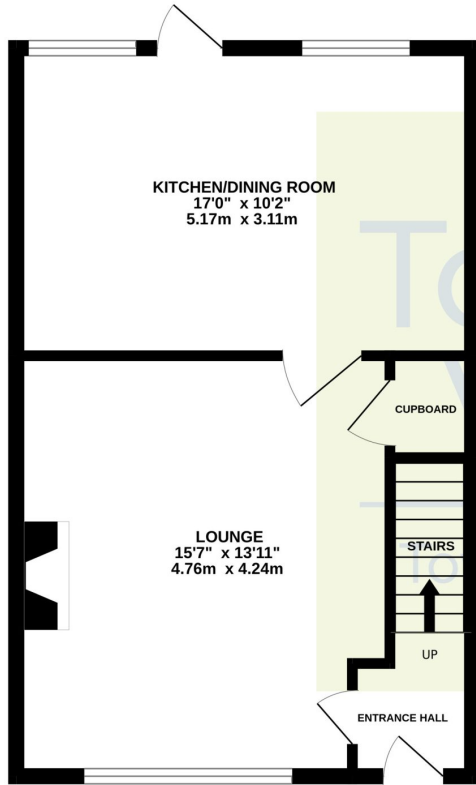
## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

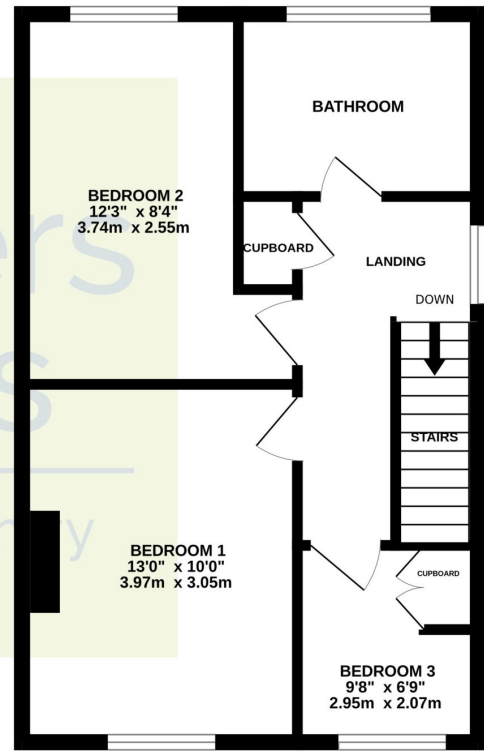


# Floor Plan

GROUND FLOOR



1ST FLOOR



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