

# Towers Wills

Town & Country

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



**27, Yew Tree Close, Yeovil, Somerset BA20 2PB**

**£290,000**

Towers Wills welcome to market this extended semi-detached home. Well presented throughout the property benefits from off-road parking, garage, downstairs WC, open plan lounge/diner with an extended kitchen/breakfast area. Upstairs three bedrooms (two double), built in storage and family bathroom.

## Entrance Hall

Double glazed door to the front, double glazed window to the side and radiator.

## Lounge/Diner 8.03m x 3.54m – maximum measurements

Double glazed window to the front, open fireplace, radiator and under stairs storage cupboard.

## Dining Area 3.49m x 2.38m

With radiator and door to kitchen/breakfast room.

## W.C 2.17m x 1.04m

Comprising wash hand basin, w.c, heated towel rail and extractor fan.

## Kitchen/Breakfast Area 4.72m x 4.47m (L-shape room) – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, integrated five ring gas hob with extractor over, integrated electric oven, space for fridge freezer, plumbing for washing machine and dishwasher, breakfast bar, radiator, double glazed windows to the rear and side, two double glazed skylights to the rear and double glazed door to the rear garden.

## First Floor Landing

Double glazed window to the side, loft hatch and cupboard.

## Bathroom 1.79m x 1.69m – maximum measurements

Suite comprising bath with centre tap and shower over, wash hand basin, w.c, double glazed window to the rear, heated towel rail and extractor fan.

## Bedroom One 4.22m x 2.82m – maximum measurements

Double glazed window to the front, built-in double wardrobe and radiator.

## Bedroom Two 3.14m x 2.84m – maximum measurements

Double glazed window to the rear, two built-in wardrobes and radiator.

## Bedroom Three 3.33m x 1.82m

Double glazed window to the front, radiator and airing cupboard housing the gas boiler.

## Rear Garden

The rear garden is mainly laid to AstroTurf with a decked seating area, outside tap and gate to the side.

## Front Garden

To the front is a driveway providing off road parking for two vehicles.

## Garage 6.32m x 3.48m – maximum measurements

With electric 'up and over' door, double glazed window to the rear, double glazed door to the side, power, light and roof storage.

## Key Features

- Extended
- Semi-detached
- Three Bedrooms
- Garage & Parking
- Rear Garden

## 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)

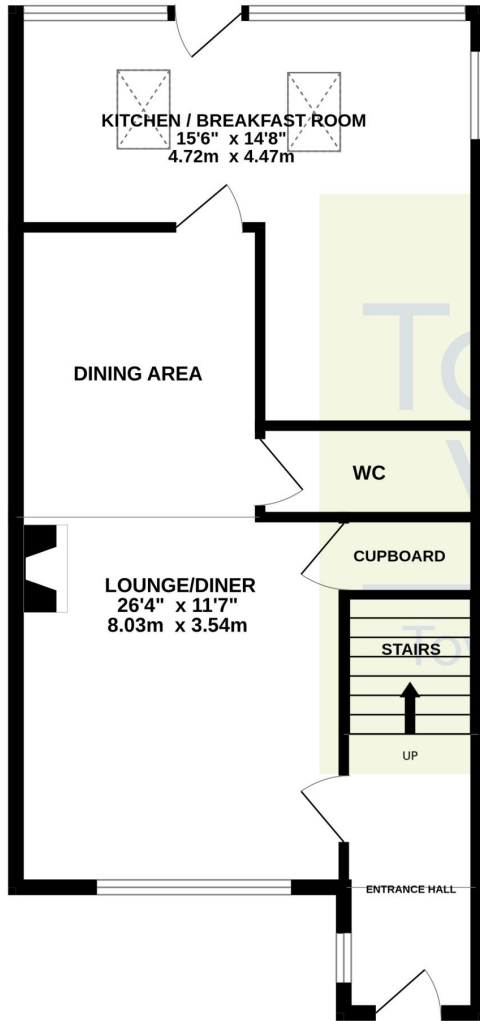
## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

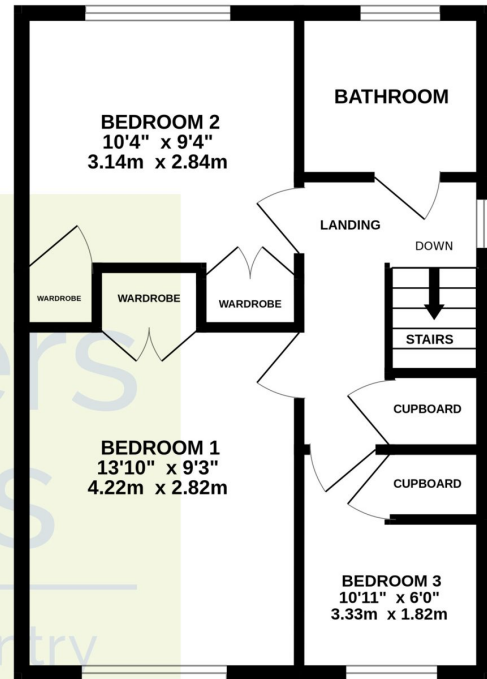


# Floor Plan

GROUND FLOOR



1ST FLOOR



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**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)