

# Towers Wills

Town & Country

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## Green Acres, Orchard Close, West Coker, Yeovil, Somerset BA22 9BL

Guide Price **£500,000**

Towers Wills welcome a rare opportunity to purchase this three bedroom family home, occupying a substantial plot, in a prime position within this highly desirable village. The accommodation briefly comprises; reception hallway, living room, dining room, kitchen/breakfast room, shower room, three bedrooms, double garage, driveway, mature gardens backing onto open countryside. The property enjoys a good degree of privacy, in this quiet setback position, yet within walking distance of the village amenities. Some modernisation is required and sold with vacant possession/no onward chain.

### **Reception Hallway**

Door to the front and radiator.

### **Kitchen/Breakfast Room**

A spacious dual aspect room with the kitchen area comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink/drainage, plumbing for both washing machine and dishwasher, integrated electric hob, integrated double oven, tiling to splash prone areas, Rayburn cooker and window to the front. The breakfast area has a window to the rear, radiator and door to lobby.

### **Living Room**

A particularly light and spacious family living area with window to the front, double doors to the rear, wood burning stove, radiator and large archway creating a spacious open plan living area through to the dining room.

### **Dining Room**

With double glazed window to the front, double doors to the rear garden and radiator.

### **Shower Room**

Comprising of shower cubicle, wash hand basin, w.c, radiator and window to the front.

### **Bedroom One**

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

### **First Floor Landing**

With staircase from hallway, radiator and velux skylight.

### **Bedroom Two**

With window to the rear, radiator and built-in wardrobes.

### **Bedroom Three**

With velux skylight to the rear and radiator.

### **Lobby**

With doors to both the front and rear, door to kitchen and door to double garage.

### **Double Garage**

With two 'up and over' doors, power, light, window to the rear, storage cupboard, boiler cupboard and personal door to the rear garden.

### **Rear Garden**

One of the property's true selling features is the large plot which the property occupies. To the front of the property is a driveway providing off road parking for two vehicles, and a front garden being laid to lawn, which wraps around to the side and opens up to a large area laid to lawn, rockery area/pond, borders stocked with plants, trees and shrubs, oil tank and backs onto open countryside.

## **Key Features**

- Highly Sought-After Village Location
- Three Bedrooms
- Double Garage
- Countryside Views
- Large Mature Gardens
- Driveway
- NO ONWARD CHAIN

## **Contact Us**

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

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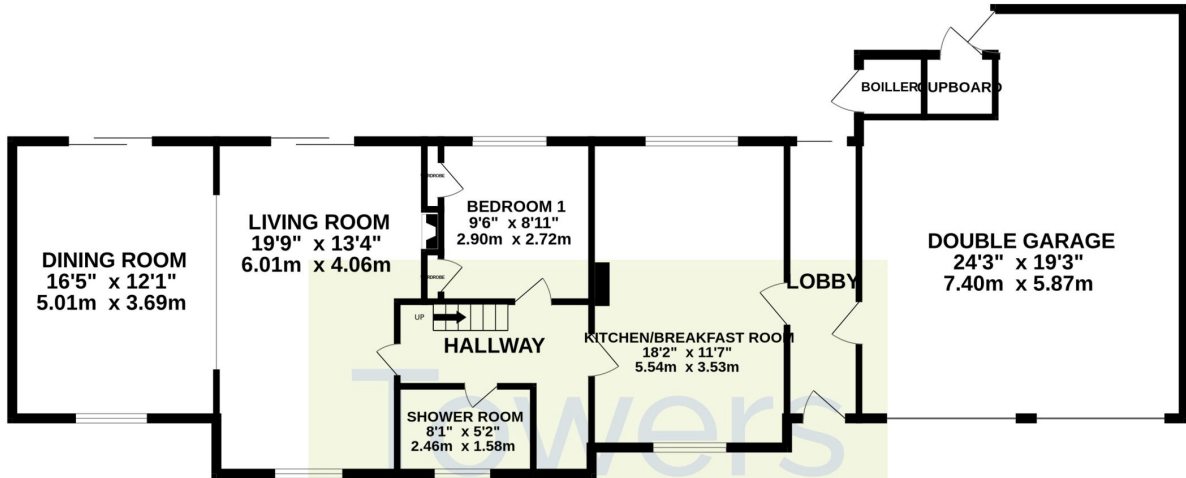
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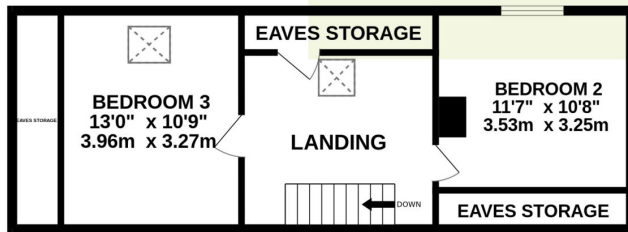


# Floor Plan

## GROUND FLOOR



## 1ST FLOOR



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