

# Towers Wills

Town & Country

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21, Montacute Road, Tintinhull, Yeovil, Somerset  
BA22 8QD

**£250,000**

Towers Wills welcome to the market this beautifully presented, three bedroom family home, situated in a tucked away position within this thriving village and briefly comprises; reception hallway, living room with woodburner, kitchen/diner, rear lobby with utility area, bathroom, three bedrooms, large driveway for up to 6 vehicles, large rear garden and countryside views. NO ONWARD CHAIN.

### Reception Hallway

Door to the front and tiled floor.

### Living Room

Spacious family living area with window to the front, wood burning stove and door to kitchen/diner.

### Kitchen/Diner

A well presented fitted kitchen comprising of a range of wall, base and drawer units, work surfacing with inset stainless steel sink/drain, integrated double electric oven, integrated induction hob with cookerhood over, space for dishwasher, wooden laminate flooring, window to the rear and being open plan to the dining area.

### Dining Area

With ample room for table and chairs, under stairs storage cupboard and door to rear lobby.

### Rear Lobby

With door to the garden and door to bathroom.

### Utility Area

With space for washing machine and tumble dryer.

### Bathroom

Suite comprising of bath with shower over, wash hand basin, w.c, fully tiled, extractor fan and heated towel rail.

### First Floor Landing

Stairs from reception hallway with loft access to part boarded loft.

### Bedroom One

With window to the front, radiator, built-in wardrobe, upgraded USB plug sockets.

### Bedroom Two

With window to the rear with far reaching countryside views and radiator.

### Bedroom Three

With window to the rear with far reaching countryside views and radiator.

### Outside

To the front of the property is a large driveway providing ample off road parking for 4 – 6 vehicles. Whilst to the rear of the property a large garden has been majority laid to lawn with three plum trees, large garden shed which would make an ideal home office etc.

## Key Features

- Three Bedrooms
- Large Driveway
- Desirable Village Location
- No Onward Chain
- Rural Views
- Well Presented

## Contact Us

### Towers Wills Estate Agents - Yeovil

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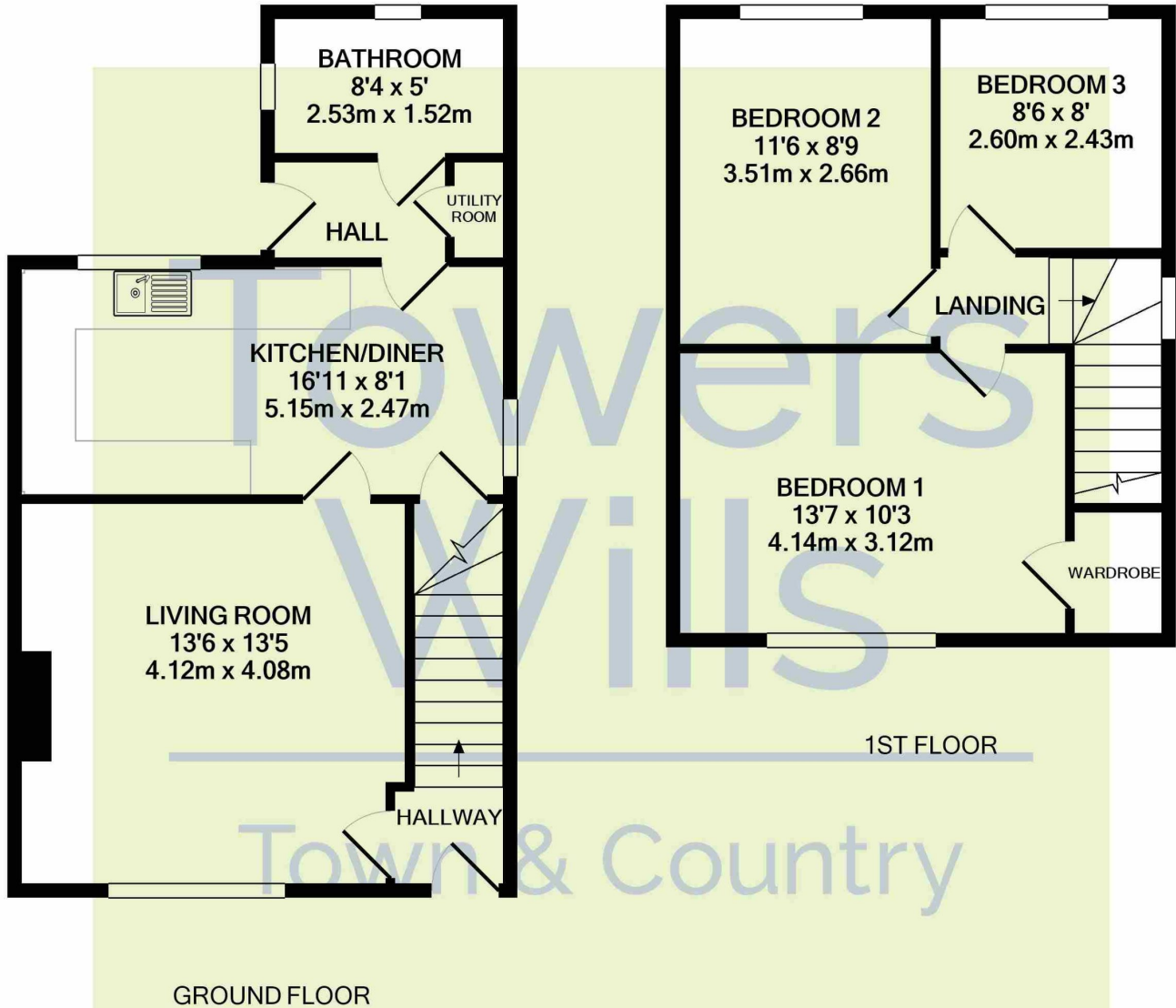
E: info@towerswills.co.uk

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Towers Wills**

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