

# Towers Wills

Town & Country

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



3, Churlands Close, West Coker, Yeovil, Somerset  
BA22 9AL

Offers Over **£325,000**

Towers Wills are pleased to bring to market this recently renovated three bedrooms detached family home situated in the desirable village of West Coker. The property briefly comprises; entrance hall, downstairs w.c, lounge, dining area, kitchen, three double bedrooms, family bathroom, enclosed rear garden, garage and off road parking. Conveniently located, the property is within walking distance of village amenities. Viewing is highly recommended.

## Entrance Hall

Double glazed door to the front, door to w.c and door leading to the lounge.

## Downstairs W.C 0.84m x 1.58m

Comprising w.c, wash hand basin with vanity unit, double glazed window to the side and part tiled walls.

## Lounge 4.22m x 3.34m

Double glazed window to the front, laminate flooring, wall mounted electric radiator, coved ceiling and stairs to the first floor.

## Dining Area 2.38m x 2.66m

Double glazed patio doors to the rear, laminate flooring, coved ceiling, wall mounted electric radiator and sliding door leading to the kitchen.

## Kitchen 2.36m x 3.10m

A recently fitted contemporary style comprising of a range of wall, base and drawer units, wooden counter tops, quartz sink with drainer and mixer tap, integrated oven with four ring induction hob, cooker hood over, space for washing machine, space for American style fridge freezer, space for dishwasher, double glazed window to the rear, laminate flooring and coved ceiling.

## First Floor Landing

Airing cupboard, loft hatch and double glazed window to the side.

## Bedroom One 3.34m x 2.94m

Double glazed window to the front, wall mounted electric radiator and coved ceiling.

## Bedroom Two 3.30m x 2.94m

Double glazed window to the rear, wall mounted electric radiator, storage cupboard and coved ceiling.

## Bedroom Three 2.39m x 2.84m

Double glazed window to the front, wall mounted electric radiator and coved ceiling.

## Family Bathroom 2.37m x 1.93m

A modern bathroom suite comprising p-shape bath with shower over, wash hand basin, w.c, part tiled walls, wall mounted towel rail, coved ceiling and double glazed window to the rear.

## Rear Garden

There is an enclosed garden being mainly laid to lawn with patio area, mixture of mature shrubs, outside tap and side access.

## Front Garden

To the front is a driveway providing off road parking for a couple of vehicles and access to the garage.

## Key Features

- Desirable Village Location
- Detached
- Three Double Bedrooms
- Enclosed Rear Garden
- Garage & Driveway

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill  
Yeovil

Somerset

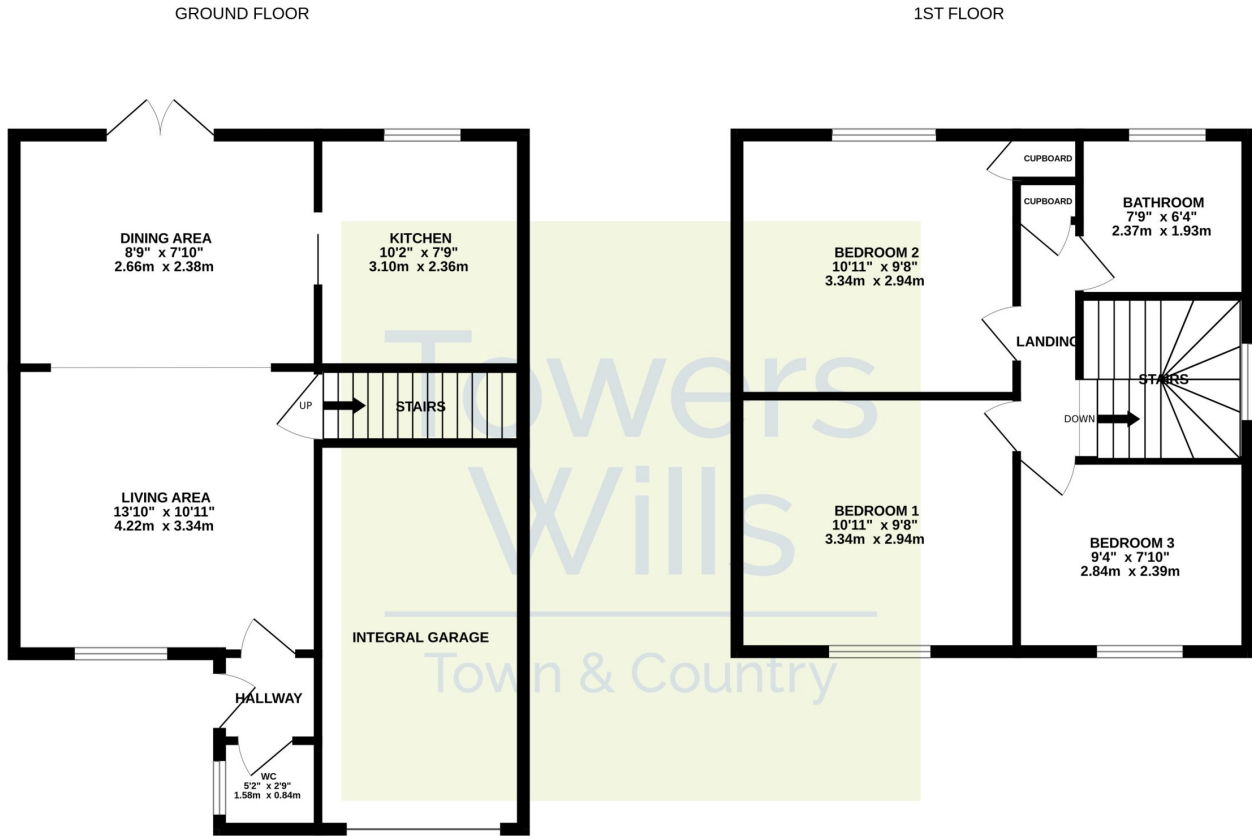
BA202RF

T: 01935 577032

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



# Floor Plan



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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)