





**Towers
Wills**

Town & Country

26 Swallowcliffe Gardens, Yeovil, Somerset, BA20 1DQ

£650,000

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



Towers Wills welcome to the market this exceptional six bedroom family home, situated in a highly desirable cul-de-sac position off Sydney Gardens, where internal inspection is strongly advised to fully appreciate this magnificent home. The property is situated within walking distance of Yeovil Town Centre, Yeovil District Hospital and Leonardo Helicopters where the accommodation briefly comprises; porch, hallway, cloakroom, kitchen/diner, utility room, living room, six bedrooms, two en-suites, modern family bathroom, gated driveway, garage and enclosed rear and side gardens.

- * **Detached Family Home**
- * **Well Presented Throughout**
- * **Six Bedrooms**
- * **Three Bathrooms**
- * **Large Gated Driveway**
- * **Enclosed Gardens**
- * **Highly Desirable Location**





Porch

With double glazed door and window to the front.

Hallway

A spacious reception area with glazed door to the front, tiled floor and radiator.

Cloakroom

Suite comprising of wash hand basin, w.c, radiator, fully tiled and window to the rear.

Living Room

A spacious dual aspect family living area with two double glazed windows to the side, double glazed window to the front, electric fireplace with marble surround and radiator.

Kitchen/Diner

The perfect area for entertaining with family and friends; a high quality fitted kitchen comprising of a range of wall, base and drawer units, granite work surfacing, under cupboard and plinth lighting, space for American style fridge/freezer, integrated double electric oven, integrated electric hob with cookerhood over, integrated dishwasher, tiling to splash prone areas, window to the rear and being open plan to the dining area.

Dining Area

With ample room for dining table and chairs plus additional sitting area, feature fireplace, radiator and tiled floor.



Utility Room

With continuation of matching wall, base and drawer units, granite work surfacing with under mounted one and a half bowl sink, plumbing for washing machine, space for tumble dryer, under cupboard and plinth lighting, double glazed windows to both the rear and side and double glazed door to the side.

Boiler Cupboard

Housing the Valiant gas-fired boiler and pressurised hot water cylinder.

Agents Note

The central heating system has been upgraded by the current owner.

First Floor Landing

With stairs from reception hallway, double glazed window to the rear and double airing cupboard.

Bedroom One

With double glazed window to the front, radiator and door to en-suite.

En-suite

Comprising of shower cubicle, wash hand basin with vanity unit under, w.c, extractor fan, fully tiled and window to the side.



Bedroom Three

Double glazed window to the front and radiator.

Bedroom Four

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

Bedroom Six/Study

Double glazed window to the side, wash hand basin, storage cupboard and radiator.

Bathroom

A beautifully presented luxurious modern suite comprising of corner bath with whirlpool jets, wash hand basin with vanity unit under, LED lit vanity mirror, w.c, fully tiled and two windows to the rear.

Inner Landing

With window to the rear, linen cupboard, under stairs storage and stairs to the second floor.

Second Floor Landing

With doors to bedroom two and bedroom five.

Bedroom Two

A spacious guest room with velux skylight, radiator, door to en-suite and door to loft storage (currently being used as a Childs den/play area).



En-suite

Comprising of shower cubicle, wash hand basin, w.c, radiator, velux skylight, fully tiled and extractor fan.

Bedroom Five

With two velux skylights to the rear and eaves storage to both the front and rear.

Outside

Double wrought-iron gates lead through to a particularly large driveway, providing ample off road parking and turning; ideal for anybody looking for storage for a motor home etc.

Garage

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

Rear Garden

To the rear of the property, the garden is enclosed with secure gated side access. The garden is majority laid to lawn with patio area, and the patio area leads to a hot tub with pergola over. To the side of the area is a continuation of paving which leads to a barbequing area plus additional storage area.

Agents Notes

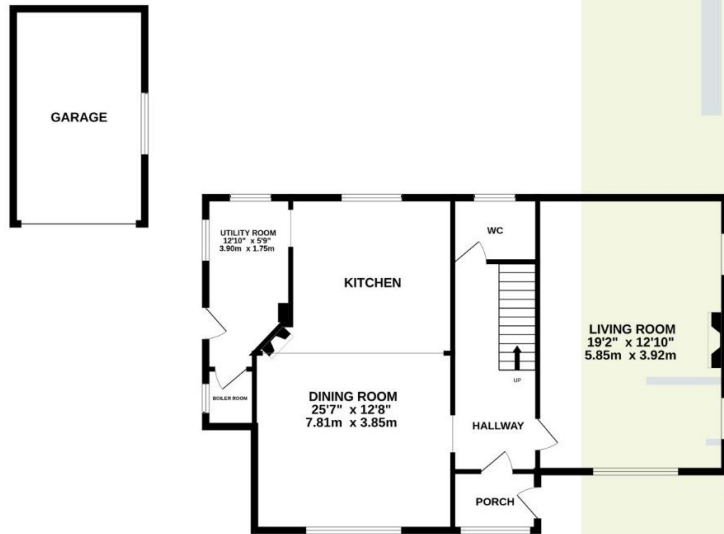
All internal windows (with exception of bathrooms) have internal glass fitted blinds.

Security

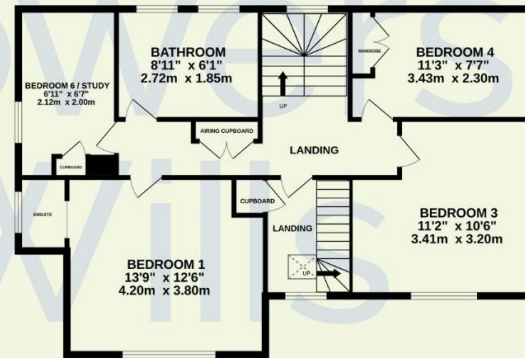
The property has both security alarm system and HD CCTV.



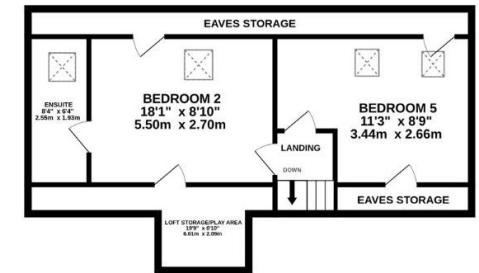
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024

T: 01935 577032 E: info@towerswills.co.uk

The White House 114 Hendford Hill, Yeovil, Somerset BA20 2RF

www.towerswills.co.uk

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.