

# Towers Wills

Town & Country

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**32, Little Sammons, Chilthorne Domer, Yeovil,  
Somerset BA22 8RB**

**£265,000**

Towers Wills are delighted to bring to market this well-presented semi-detached home situated in the popular village of Chilthorne Domer on the outskirts of Yeovil. The property has been extensively refurbished by the current owners and briefly comprises of; dual aspect lounge with log burner, modern kitchen/diner, utility with downstairs WC, three bedrooms and shower room. Outside, ample driveway parking to the front and a good-sized rear garden. Selling with no onward chain, this is one not to miss!

### Entrance Hall

Double glazed door to the front and radiator.

### Lounge 5.36m x 3.12m – maximum measurements

Double glazed windows to the front and rear, radiator and log burner.

### Kitchen/Diner 5.99m x 4.71m – maximum measurements (L-shape room)

Comprising of a range of wall, base and drawer units, work surfacing with one and a half bowl sink drainer, double glazed windows to the front and rear, radiator, electric Range style cooker with induction hob and extractor over, integrated slimline dishwasher and under stairs cupboard.

### Utility Area 5.12m x 2.03m – maximum measurements

Double glazed windows to the side and rear, double glazed door to the side, space for American style fridge freezer, radiator, space and plumbing for washing machine, space for dryer, oil-fuelled central heating boiler and w.c.

### First Floor Landing

Includes loft hatch and double glazed window to the rear.

### Shower Room

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the rear and heated towel rail.

### Bedroom One 3.55m x 4.56m – maximum measurements

Double glazed windows to the front and side and radiator.

### Bedroom Two 3.52m x 2.93m plus alcove – maximum measurements

Double glazed window to the front, radiator and airing cupboard which includes water tank.

### Bedroom Three 2.14m x 3.12m – maximum measurements

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

### Front Garden

To the front of the property is a block paved drive and gravel parking areas, planted beds and door to the lean-to at the side of the property.

### Rear Garden

The rear garden is largely laid to lawn with mature trees, patio seating area with planted borders, outside tap, power, wooden shed, and oil tank.

### Agents Note

The vendor has advised us of a fibre internet connection to the property.

## Key Features

- Semi-Detached House
- Refurbished
- Popular Village Location
- Three Bedrooms
- Ample Driveway Parking
- Rear Garden
- NO ONWARD CHAIN

## Contact Us

### Towers Wills Estate

### Agents - Yeovil

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Yeovil

Somerset

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



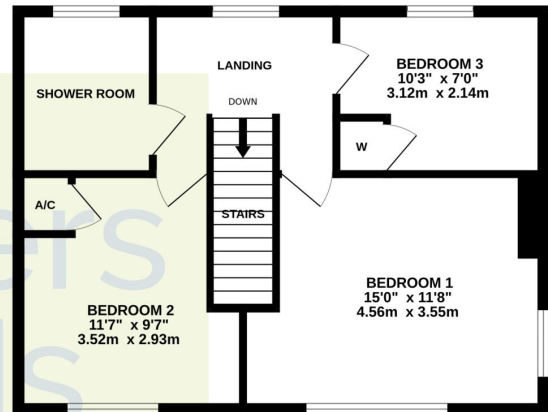
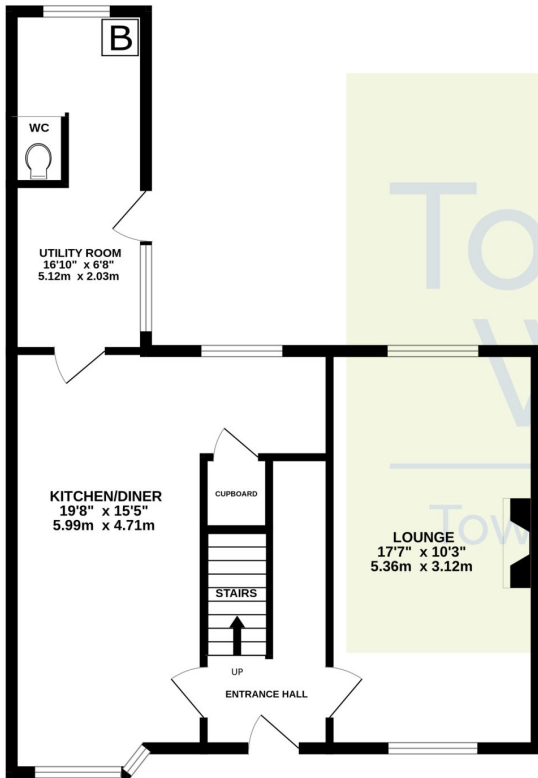




# Floor Plan

GROUND FLOOR

1ST FLOOR



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**Towers Wills**

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