

# Towers Wills

Town & Country

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## 52, Westbourne Grove, Yeovil, Somerset BA20 2DQ Offers Over **£300,000**

Towers Wills are pleased to offer to market this wonderful and spacious two bedroom plus loft room, semi-detached bungalow, situated in a quiet-cul-de-sac in a sought after residential position in West Yeovil. The property briefly comprising; entrance hall, lounge/diner, kitchen, office, utility area, separate w.c, two double bedrooms, loft room, family bathroom, enclosed rear garden, garage and driveway for multiple cars. The property also benefits from NO FORWARD CHAIN.

## Entrance Hall

Double glazed door to the front, wooden flooring and radiator.

## Lounge/Diner 7.33m x 4.42m

Double glazed patio doors to the garden, feature fireplace, door to kitchen, coved ceiling and radiator.

## Kitchen 3.29m x 3.06m

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel sink/drainers, integrated oven, four ring electric hob with cookerhood over, integrated dishwasher, tiled floor, double glazed window to the rear and radiator.

## Utility Area 2.27m x 1.49m

Space for fridge freezer, plumbing for washing machine, tiled flooring, wooden door to the rear, internal door to the w.c and double glazed window to the side.

## W.C 0.81m x 1.47m

With wash hand basin, w.c, tiled walls and floor.

## Bedroom One 3.85m x 3.44m

Double glazed window to the front, laminate flooring, coving ceiling, radiator and fitted wardrobes.

## Bedroom Two 3.76m x 3.43m

Double glazed window to the front, laminate flooring, coving ceiling and radiator.

## Family Bathroom 1.67m x 2.14m

Suite comprising of white panel bath with shower over, wash hand basin with vanity unit, w.c, tiled floor, tiled walls, wall mounted heated towel rail and extractor fan.

## Office 2.42m x 2.80m

Double glazed window to the side, stairs to the first floor, fitted cupboard, space for desk and radiator.

## Loft Room 3.16m x 6.15m

Double glazed skylight to the front, eaves storage space, fitted storage and shower cubicle with electric shower over.

## Garage 6.07m x 2.80m

With 'up and over' door, window to the rear, work bench, power, light and personal door.

## Rear Garden

The rear garden is mainly laid to lawn with a decking area abutting the rear of the property and side gate leading to the front.

## Driveway

There is driveway parking to the front.

## Key Features

- Semi Detached Bungalow
- Two Bedrooms plus Loft Room
- Enclosed Rear Garden
- Garage & Driveway
- NO ONWARD CHAIN

## Contact Us

### Towers Wills Estate Agents - Yeovil

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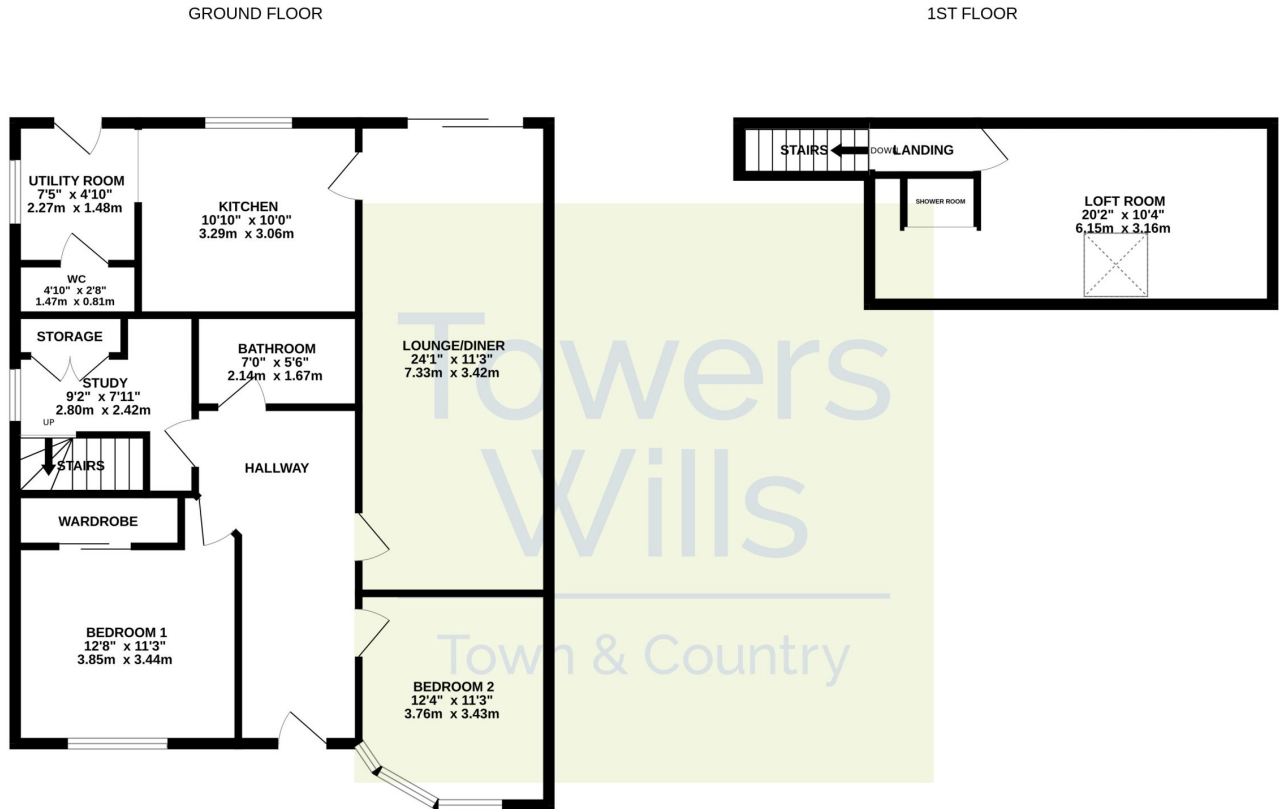
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



# Floor Plan



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.  
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**Towers Wills**

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