

Towers Wills

Town & Country

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10, Celandine Road, Yeovil, Somerset BA22 8SS

OIEO **£325,000**

Towers Wills are delighted to market this detached property in a very sought-after location. The property is a must for viewing and is a perfect family home. Briefly comprising, hall, cloakroom, lounge, dining room, kitchen, large wrap around conservatory with feature log burner, three/four bedrooms, two shower rooms, rear garden and driveway. The garage was converted by the current owners and now offers a useful additional bedroom/office etc.

Entrance

Part glazed entrance door leading into the hall.

Hall

With stairs to first floor landing, telephone point, radiator, under stairs storage cupboard, central heating controller and coved ceiling.

Cloakroom

With WC, pedestal hand basin with part tiled splashback, radiator, coved ceiling and window with outlook to the front.

Lounge 3.41m(11'02") x 3.93m (12'10")

With window outlook to the front, feature electric fire with timber surround, TV point, radiator, coved ceiling and is open plan to the dining room.

Dining Room 2.69m (8'09") x 2.70m (8'10")

With sliding doors leading into the conservatory, radiator and coved ceiling.

Kitchen 2.59m (8'05") x 3.58m (11'08")

Fitted with patterned worktops and timber effect doors with a good range of units and also benefits from a breakfast bar. A sink drainer unit, a four ring gas hob with concealed extractor hood over, separate double oven, space for fridge/freezer, space for slimline dishwasher, radiator, window with outlook to the rear and door leading out to the side.

Bedroom Four/Office 5.13m x 2.50m

Window to to the front, radiator and walk-in cupboard (potential to convert to en-suite).

Conservatory 2.27m (7'05") x 5.99m (19'07") Plus 3.06m (10'00") x 5.45m (17'10") L Shape

This extremely spacious conservatory is the perfect entertaining area, play room etc with a feature log burner. Leading out from the kitchen the current vendors have created a utility area with plumbing for washing machine, space for tumble dryer and stainless steel sink drainer unit with mixer tap. Door leading into bedroom four/office.

Landing

With window outlook to the side, cupboard housing the combination boiler, hatch to roof space, coved ceiling and radiator.

Bedroom One 3.40m (11'01") x 3.84m (12'07") to include the en suite

With window outlook to the rear, several built in wardrobes, TV point, telephone point and radiator.

Shower Room

Fitted with shower, corner basin with part tiled splashback, shaver point, part tiled walls, extractor fan and coved ceiling.

Bedroom Two 2.99m (9'09") x 3.02m (9'10")

With window outlook to the front, telephone point, coved ceiling and

Key Features

- Detached
- Three/four bedrooms
- Two Shower Rooms
- Large wrap around conservatory
- Driveway
- Desirable location

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

radiator

Bedroom Three 1.98m (6'05") x 2.37m (7'09")

With window outlook to the front, built in wardrobe, radiator and coved ceiling.

Shower Room 1.82m (5'11") x 1.86m (6'01")

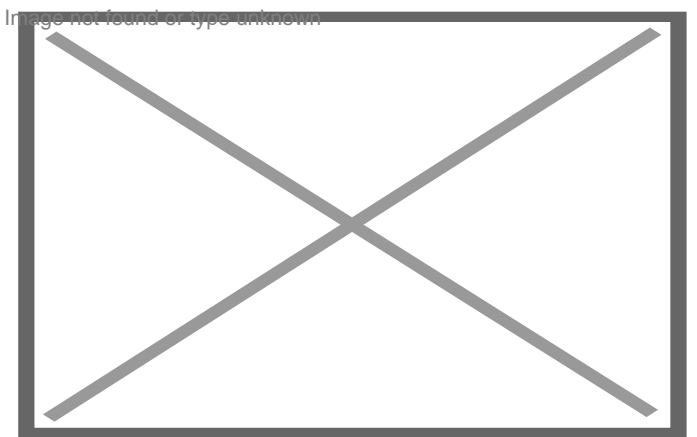
A recently re-fitted modern suite comprising of double shower cubicle, wash hand basin, W.C, window with outlook to the rear.

Garden

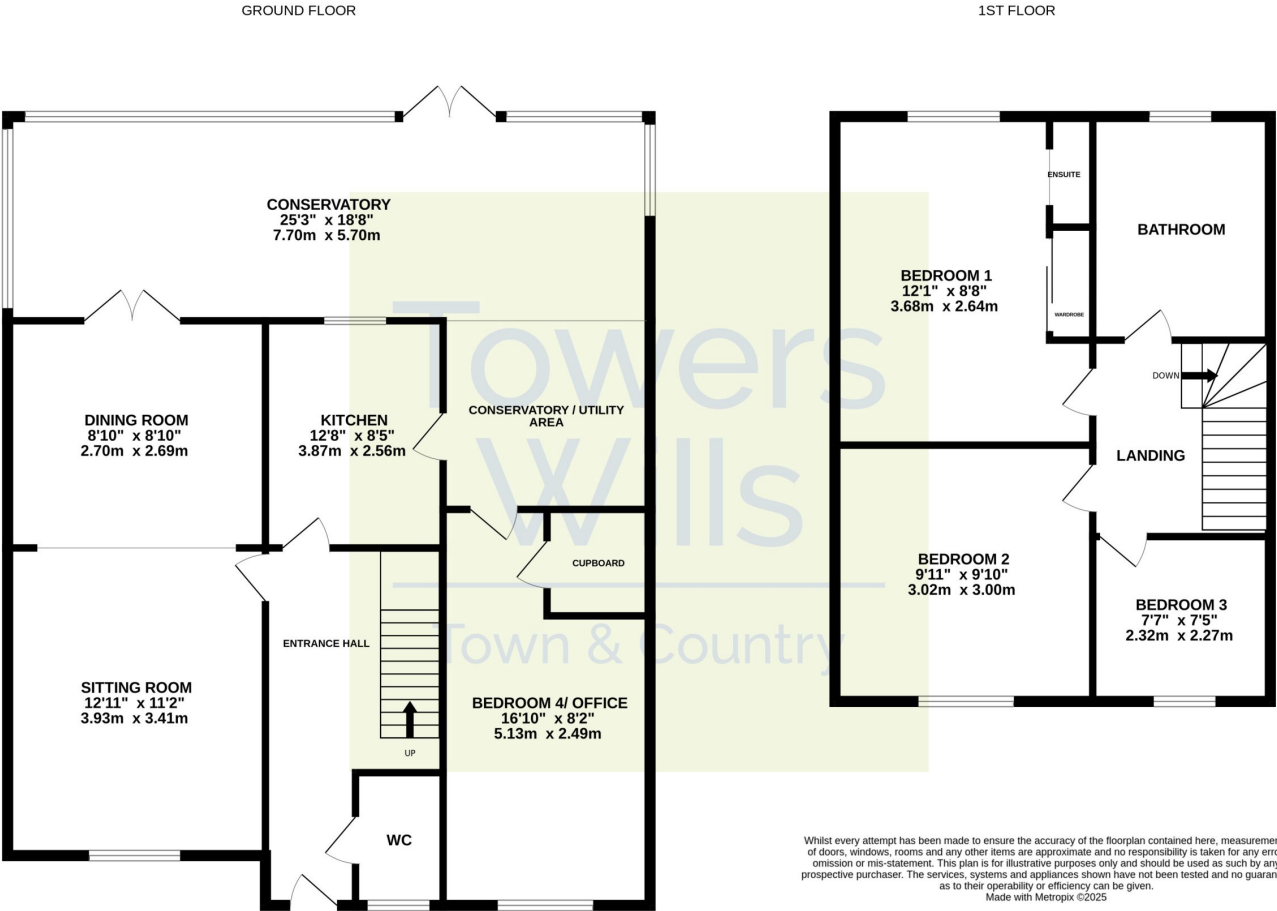
The garden is mostly laid to artificial grass with patio area, enclosed by brick walling and part lap panel fencing and benefits from side access.

Parking

A block paved drive provides off road parking for several vehicles and there's an electric car charging point.



Floor Plan



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