

Towers Wills

Town & Country

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



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 covered ceiling.

Cloakroom

With WC, pedestal hand basin with part tiled splashback, radiator, covered 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, covered 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 covered 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, covered 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 covered ceiling.

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

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

Key Features

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

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: info@towerswills.co.uk

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 covered 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

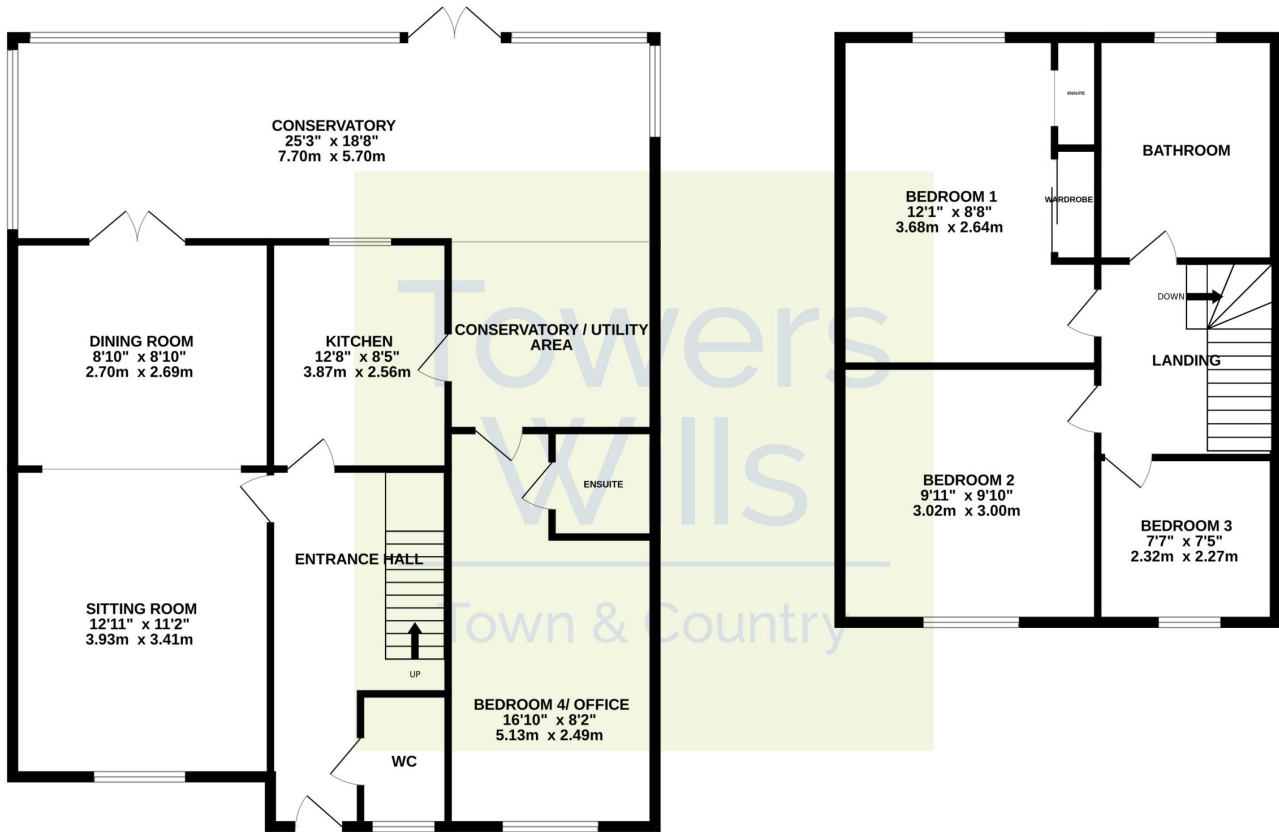
A block paved drive provides off road parking for several vehicles and there's an electric car charging point.



Floor Plan

GROUND FLOOR

1ST 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.
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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 | www.towerswills.co.uk