





**Towers
Wills**

Town & Country

15 Preston Grove, Yeovil, Somerset, BA20 2BG

£450,000

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



Towers Wills welcome to the market this extended substantial four double bedroom family home, offering versatile living accommodation where internal inspection is strongly advised to fully appreciate what this property has to offer. The accommodation briefly comprises; reception hallway, cloakroom/w.c, kitchen, dining room, living room, utility room, office, four bedrooms, two en-suites, family bathroom, driveway, workshop and enclosed rear garden.

***Detached**

***Extended**

***Popular Location**

***Four Double Bedrooms**

***Two En-suites**

***Driveway**

***Workshop**

***Enclosed Rear Garden**





Porch
With door to the front.

Hallway
A particularly attractive reception area with original stain glass door and window, making a feature of the entrance, original stain glass porthole style window to the side and radiator.

Kitchen
A well presented fitted kitchen comprising of a range of wall, base and drawer units, granite work surfacing with Belfast sink/drainers, gas fired Aga cooker, tiling to splash prone areas, slate tiled floor, integrated dishwasher, window to the side and being open plan to the dining room.

Dining Room
A perfect area for entertaining with family and friends; a particularly large bay fronted room with original stain glass bay window, open fireplace, floorboards and radiator.



Living Room
A spacious family living area with vaulted ceiling with bi-fold doors opening out to the rear garden and radiator.

Utility Room
With work surfacing and space for washing machine, tiled floor, door and window to the workshop and door to cloakroom.

Cloakroom
Comprising of w.c, wash hand basin with vanity unit under, tiled floor and extractor fan.

Store/Workshop
With power and light, door to the front and door to office.

Office
A particularly versatile room with window and patio doors to the rear garden, steps to mezzanine area with window to the rear.

**En-suite**

Comprising of shower cubicle, wash hand basin, w.c, heated towel rail, tiled floor and extractor fan.

First Floor Landing

With stairs from reception hallway, loft access and window to the side.

Bedroom One

With original stain glass bay window to the front, built-in wardrobes, radiator and door to en-suite.

En-suite

Comprising of shower cubicle, wash hand basin with vanity unit under, w.c, original stain glass window to the front, radiator and tiled floor.

Bedroom Two

Double glazed window to the rear and radiator.

**Bedroom Three**

Two double glazed windows to the side, skylight and extractor fan.

Bedroom Four

Double glazed window to the rear, radiator and door to en-suite.

En-suite

Comprising of shower cubicle, wash hand basin with vanity unit, w.c, tiled floor and extractor fan.

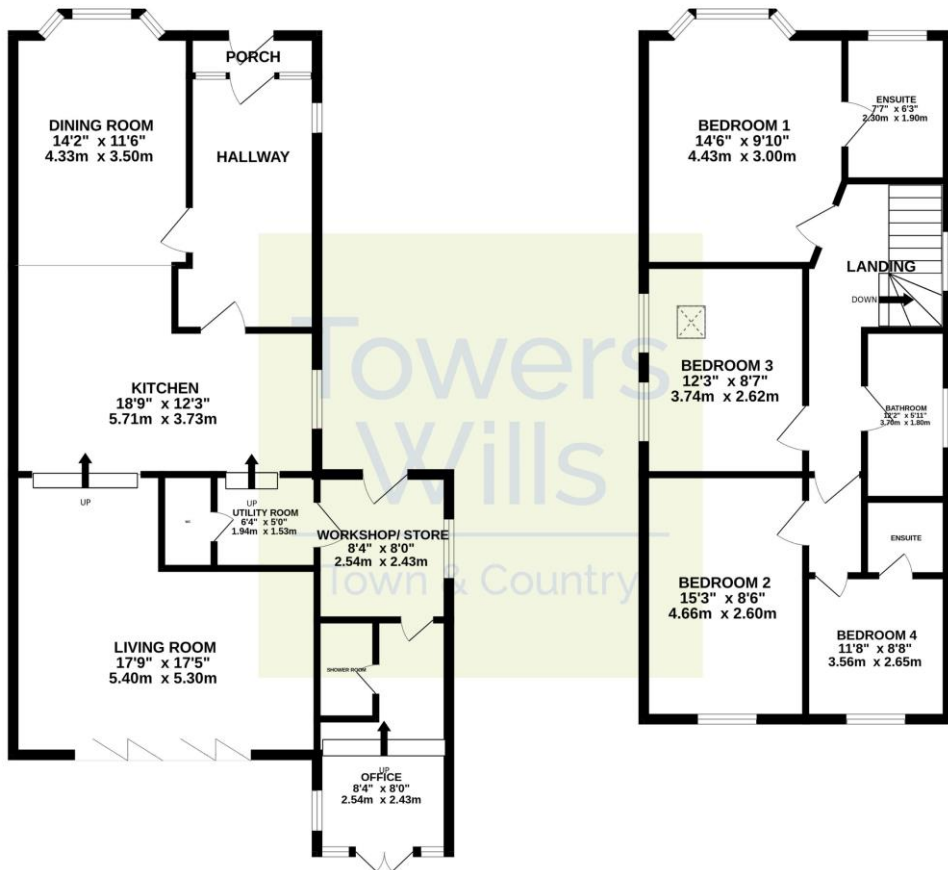
Outside

To the front of the property is a driveway laid to stone chip.

Rear Garden

To the rear is a patio area with steps down to lawned area, patio seating area and play area





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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

T: 01935 577032 E: info@towerswills.co.uk
The White House 114 Hendford Hill, Yeovil, Somerset BA20 2RF
www.towerswills.co.uk

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