

# Towers Wills

Town & Country

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194, Larkhill Road, Yeovil, Somerset BA21 3LJ

**£270,000**

Towers Wills welcome to market this extended, three double bedroom semi-detached dormer bungalow and briefly comprises; off-road parking, garage and a good-sized rear garden. Inside, the property briefly comprises of; kitchen, lounge, shower room, separate WC, dining area, one downstairs bedroom with the additional two bedrooms found upstairs.

## Description

Towers Wills welcome to market this extended, three double bedroom semi-detached dormer bungalow and briefly comprises; off-road parking, garage and a good-sized rear garden. Inside, the property briefly comprises of; kitchen, lounge, shower room, separate WC, dining area, one downstairs bedroom with the additional two bedrooms found upstairs.

### Entrance Hall

Double glazed door to the side and cupboard.

### Kitchen 2.82m x 3.25m - maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one bowl sink drainer, double glazed window to the front, radiator, central heating combi boiler, space for washing machine, space for fridge freezer, integrated electric hob with cookerhood over and integrated electric oven.

### Shower Room

Suite comprising shower cubicle, wash hand basin, double glazed window to the side and heated towel rail.

### W.C

Comprising w.c, double glazed window to the side and radiator.

### Lounge 4.84m x 3.62m - maximum measurements

Radiator, double glazed window to the front, wood burner and tiled surround.

### Dining Area 5.15m x 3.19m - maximum measurements

Two radiators, double glazed window to the rear, double glazed door to the rear garden and stairs leading to the first floor.

### Downstairs Bedroom Three 3.92m x 3.19m - maximum measurements

Radiator and double glazed window to the rear.

### First Floor Landing

#### Bedroom One 4.71m x 3.04m - maximum measurements

Radiator, double glazed window to the rear, storage cupboards with access to under eaves storage.

#### Bedroom Two 4.65m x 3.14m - maximum measurements

Radiator, double glazed window to the rear, storage cupboards with access to under eaves storage.

### Rear Garden

To the rear the garden is largely laid to lawn with patio area, planted beds and a personal door leading to the garage.

### Single Garage

With 'up and over' door, personal door to the side leading to the rear garden, single glazed windows to the side and rear.

### Front Garden

## Key Features

- Semi-Detached Bungalow
- Well Presented Throughout
- Three Bedrooms
- Garage and Parking
- Early Viewing Advised

## Contact Us

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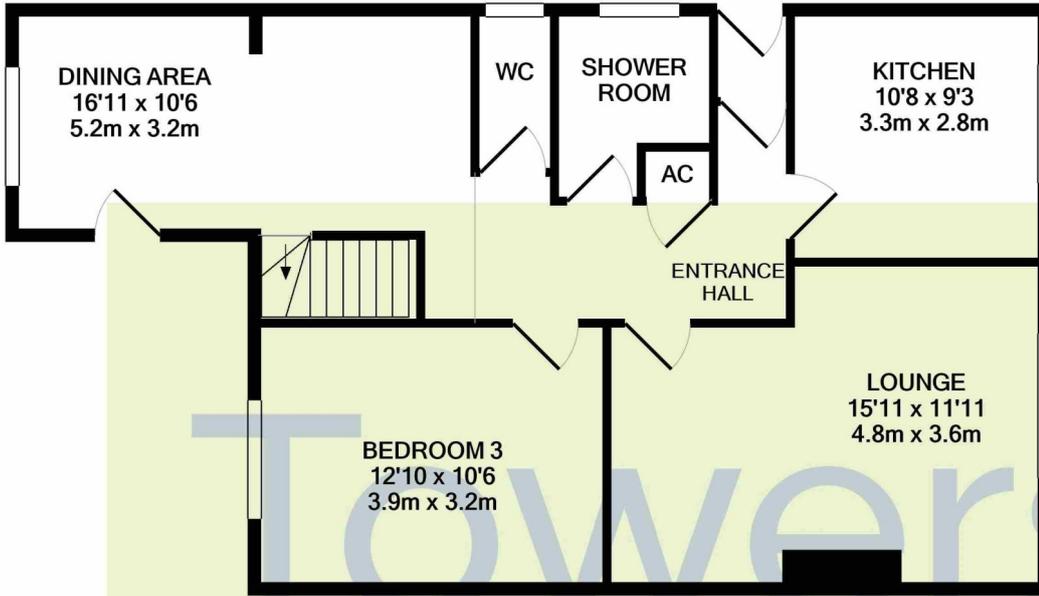
The front garden is largely laid to lawn with a driveway to the side of the property, in turn leading to the garage and outside tap.

**Agents Note**

The vendor has advised Towers Wills that the boiler was replaced just over a year ago.

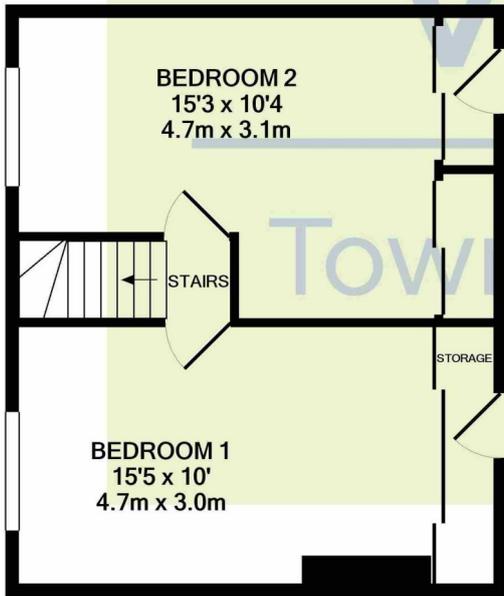


# Floor Plan



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR

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