

# Towers Wills

Town & Country

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30, Swallowcliffe Gardens, Yeovil, Somerset BA20  
1DQ

**£400,000**

Towers Wills welcome to the market this light & airy, four bedroom, two reception room detached family home, set in a very convenient location within walking distance of Yeovil town centre, Hospital and Leonardo Helicopters. The property briefly comprising; porch, hallway, cloakroom, lounge, dining room, kitchen, four bedrooms, en-suite, shower room, enclosed gardens, integral garage and off road parking for two/three vehicles.

UPVC front door into:

Entrance Porch

Tiled floor, UPVC double glazed windows to the front aspect and frosted UPVC double glazed door into:

Reception Hall

Radiator, built-in storage cupboard, wooden flooring, coved ceiling, stairs to the first floor landing, wooden door to cloakroom and wooden multi-paned glazed doors to lounge & dining room.

Cloakroom

Low flush W.C, wall mounted wash basin with tiled splashback, wooden flooring and frosted UPVC double glazed window to the front aspect.

Lounge 6.05m (19’10”) x 3.31m (10’10”)

A lovely light & airy dual aspect reception room with stone built fireplace with burner in situ, tiled hearth, two radiators, TV point, coved ceiling, wooden flooring and two UPVC double glazed windows to the front & rear aspects.

Dining Room 3.64m (11’11”) x 3.63m (11’11”)

Radiator, coved ceiling, wooden flooring, UPVC double glazed window to the rear aspect and double opening wooden doors to the kitchen.

Kitchen 4.59m (15’1”) x 2.76 (9’1”)

Comprising of a range of wall, base and drawer units, work surfacing with inset single sink/drainers with mixer tap, integrated oven & hob, plumbing and space for dishwasher and washing machine, space for fridge/freezer, built-in larder with strip light, two UPVC double glazed windows to the rear & side aspect and UPVC double glazed door providing access to the side/rear garden areas.

Landing

From the reception hall stairs lead up to a nice-sized landing, radiator, coved ceiling, loft access (housing gas combi boiler), wooden doors to all bedrooms and bathroom and UPVC double glazed door provides access to the balcony.

Balcony

Space to sit out with table & chairs, enclosed by wooden fencing.

Master Bedroom 4.22m (13’10”) x 3.31m (10’10”)

A light & airy room with radiator, coved ceiling, built-in double fronted wardrobe, laminate flooring, UPVC double glazed window to the front aspect and wooden door to the en-suite shower room.

En-Suite Shower Room 3.30m (10’10”) x 1.70m (5’7”)

White suite comprising shower cubicle with wall mounted electric shower in place, tiled surround, wall mounted wash basin, low flush W.C, radiator, heated towel rail, extractor fan, tiled floor, fully tiled walls and frosted UPVC double glazed window to the rear aspect.

Key Features

- Detached
- Highly Desirable Location
- Four Bedrooms
- Two Reception Rooms
- Master Bedroom with En-suite
- Gardens
- Garage & Driveway

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

**Bedroom Two** 3.66m (12'0") x 3.15m (10'4")

Two built-in storage cupboards, radiator, coved ceiling, UPVC double glazed window to the rear aspect with window shutters in situ.

**Bedroom Three** 3.65m (12'0") x 2.73m (8'11")

Radiator, built-in storage cupboard, coved ceiling, cork tiled flooring, UPVC double glazed window to the rear rear aspect with window shutters in situ.

**Bedroom Four** 2.78m (9'1") x 2.74m (9'0")

Radiator, coved ceiling, UPVC double glazed window to the front aspect with window shutters in situ.

**Shower Room** 2.29m (7'6") x 1.70m (5'7")

Modern suite comprising shower cubicle, wash hand basin, low flush W.C, heated towel rail, laminate flooring, shaver point, extractor fan and frosted UPVC double glazed window to the side aspect.

**Outside**

The kitchen door provides access to the side section of garden with well stocked flowerbeds and mature shrubs, outside tap and summer house. This area is enclosed by walling & fencing, with side gated access to the front drive. Throughway to the rear section of garden. The rear section of garden is mainly gravelled with mature shrubs & trees. The front garden is gravelled with some mature shrubs, the area is enclosed by hedging and fencing and enjoys a good degree of privacy to provide another area to sit out in the sun. The house is approached via a shared access road for three properties with shared maintenance and allows access to No. 30's own gravelled driveway suitable for two vehicles.

**Integral Garage** 4.23m (13'11") x 2.76m (9'1")

'Up & over' door, power & light.



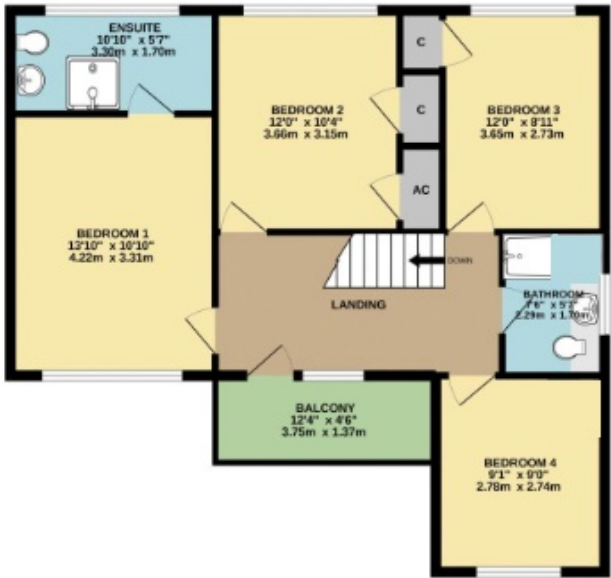


# Floor Plan

GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



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