





**Towers  
Wills**

Town & Country

**73 West Coker Road, Yeovil, Somerset, BA20 2JD**

**Guide £475,000**

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Tower Wills welcome to the market this stunning four-bedroom semi-detached family home, which must be viewed to be fully appreciated and briefly comprising; reception hallway, cloakroom/W.C, living room, family room, feature open-plan kitchen/diner, utility room, four bedrooms, ensuite, family bathroom, large driveway, carport, large rear garden with outbuilding (gym/office etc.)

- **Stunning Semi-Detached Property**
- **Four Bedrooms**
- **Master En-suite**
- **Two Reception Rooms**
- **Beautifully Presented Throughout**
- **Popular Location**
- **Driveway & Carport**
- **Outbuilding/Office**
- **Gardens**





### **Hallway**

A spacious reception area with door to the front, window to the side, tiled floor and radiator.

### **Cloakroom/W.C**

Comprising W.C, wash hand basin, heated towel rail, tiled floor and window to the side.

### **Living Room**

A spacious bay-fronted room with woodburning stove, radiator and window to the front.

### **Family Room**

With radiator, built-in storage cabinets and being open plan to the kitchen/diner.

### **Kitchen/Diner**

One of the true selling features of this beautiful family home; a perfect area for entertaining with family and friends. A modern kitchen fitted with a range of wall, base and drawer units and central island. Quartz work surfacing, breakfast bar, two integrated ovens, induction hob with cooker hood over, integrated dishwasher, under floor heating and is open plan to the dining area.



### **Dining Area**

With ample room for dining table and chair set, large roof lantern illuminating the room with natural light and large bi-folding doors stepping out onto the patio area.

### **Utility Room**

Comprising of wall and base units, work surfacing, inset stainless steel sink/drain, space for tumble dryer, plumbing for washing machine, tiled floor and door to the side/carport.

### **First Floor Landing**

Stairs from reception hallway.

### **Bedroom Two**

Double glazed window to the front, two built-in wardrobes and radiator.

### **Bedroom Three**

Double glazed window to the rear, two built-in wardrobes and radiator.





#### **Bedroom Four**

Double glazed window to the front and radiator.

#### **Bathroom**

A suite comprising of bath with shower over, wash hand basin with vanity under, W.C, fully tiled, extractor fan, heated towel rail, window to the rear and large mirror.

#### **Second Floor Landing**

With window to the side.

#### **Bedroom One**

With two Velux skylights to the front, double built in wardrobe, further walk-in wardrobe area and storage to the eaves.

#### **En suite**

A suite comprising of double shower cubicle, wash hand basin with vanity unit under, W.C, mirror, extractor fan, heated towel rail, tiled and window to the rear.



#### **Outside**

To the front property is a large block-paved driveway providing parking and turning for several vehicles, and double gates leading through to the carport.

#### **Carport**

Being a useful sheltered area, in turn leads through to the garden.

#### **Rear Garden**

A large south-facing rear garden being majority laid to lawn, large patio with bespoke pergola, with tilting louvres to block the rain and adjust light and integral side blinds

#### **Outbuilding/Office**

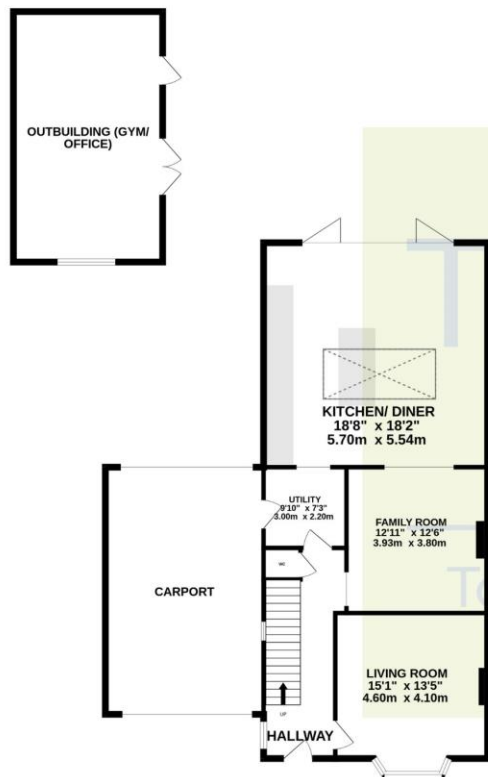
A versatile and very useful outbuilding currently being used as a gym with double patio doors opening out onto the garden area, power and light.



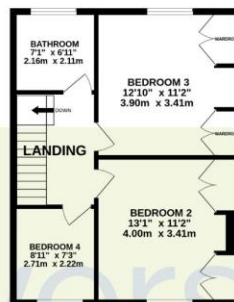




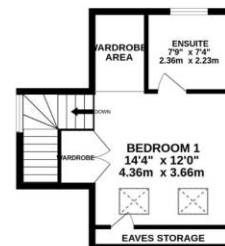
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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