

# Towers Wills

Town & Country

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## 29, Christopher Close, Yeovil, Somerset BA20 2EH

**£270,000**

Towers Wills are delighted to present this three-bedroom, semi-detached home situated in a sought-after cul-de-sac location close to local amenities. The property is in need of some light modernisation but benefits from; ample driveway parking, open plan lounge/diner, kitchen, downstairs utility/W.C, three bedrooms with two being double and all benefitting from built in storage, shower room with separate W.C. and large rear garden with garage to rear. An ideal first-time home, please contact Towers Wills to arrange a viewing.

Description

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Porch 0.89 x 1.70

Double glazed door and window to front.

Hallway

Single glazed door to porch and electric panel heater.

Lounge Area 3.62 x 4.38 – maximum measurements

Double glazed window to front, electric panel heater, log burner and archway to dining area.

Dining Area 3.44 x 2.84 – maximum measurements

Electric panel heater, serving hatch to kitchen, double glazed French doors to rear and double-glazed windows to rear garden.

Kitchen 3.61 x 3.39 – maximum measurements

Double glazed door to rear garden, double glazed window to rear, storage heater, red quartz worktops with porcelain 1 bowl sink/drain, space for washing machine, integrated electric hob and oven.

Utility/W.C. 2.35 x 2.36

Wall mounted fan heater, double glazed window to front, electric heated towel rail, wash hand basin and W.C.

Agents Note

Room previously used as wet room, although in process of being converted to utility. To be sold in current condition.

Landing

Double glazed window to side, storage heater, airing cupboard including tank and loft hatch.

W.C. 1.67 x 0.88

Double glazed window to rear and W.C.

Shower Room 1.68 x 1.73 – maximum measurements

Electric heated towel rail, double glazed window to rear, wash hand basin and shower cubicle with electric shower.

Bedroom One 3.65 x 3.50 – maximum measurements

Built in double wardrobe and double-glazed window to front.

Bedroom Two 2.67 x 3.53 – maximum measurements

Key Features

- Three Bedrooms
- Semi Detached
- Sought After Cul-de-sac Position
- Close to Local Amenities
- In Need of Light Modernisation

Contact Us

Towers Wills Estate Agents - Yeovil

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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	52 E	
21-38	F		
1-20	G		

Double glazed window to rear and built in double wardrobe.

**Bedroom Three** 2.65 x 2.73 – maximum measurements

Double glazed window to front, built in single wardrobe and electric wall heater.

**Outside**

The front of the property is largely laid to lawn with mature shrubs, magnolia tree and ample driveway parking for approximately four vehicles.

**Rear Garden**

Largely laid to lawn with side gate, outside tap, patio area and wooden shed with power and light.

**Garage** 5.24 x 2.65

Situated to rear with single glazed window to rear, power and light and up and over door to front.

**Agents Note**

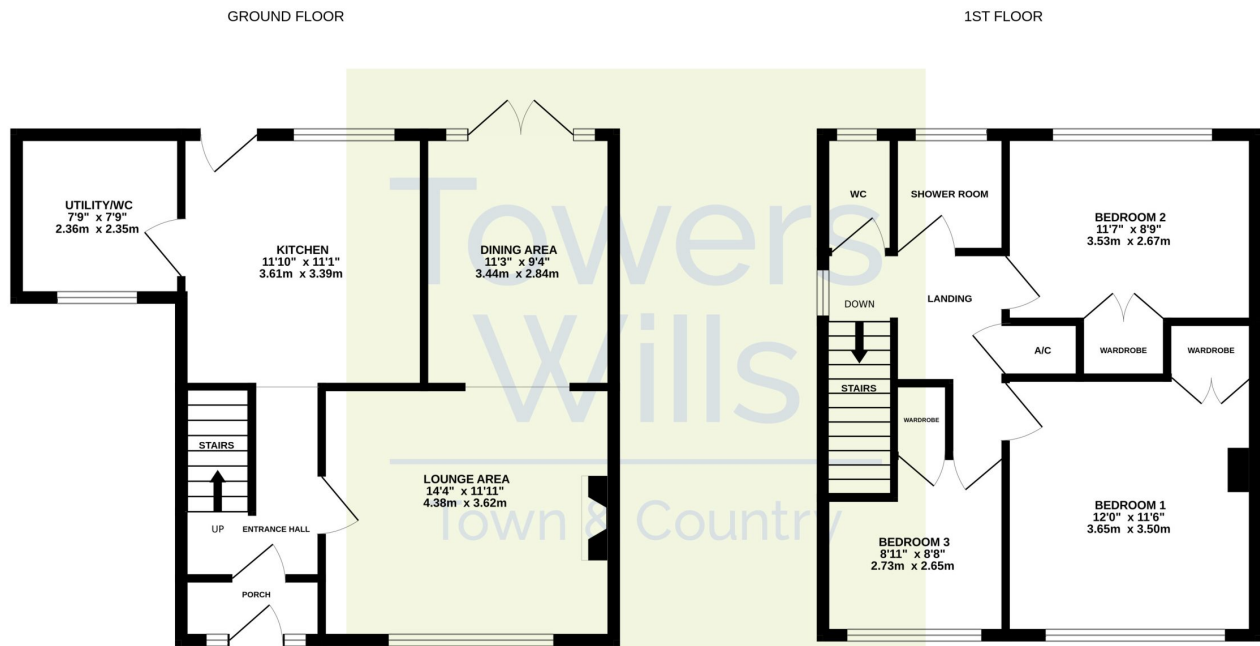
There is no vehicle access to the garage due to property extension.







# Floor Plan



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**Towers Wills**

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