

# Towers Wills

Town & Country

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



91, West Coker Road, Yeovil, Somerset BA20 2JQ

**£450,000**

Towers Wills welcome to the market this beautifully presented, three bedroom detached bungalow, situated in a setback position off West Coker Road, where internal inspection is strongly advised to fully appreciate what this property has to offer. The property briefly comprises; reception hallway, 11 metre open plan kitchen diner/living area, utility room, three bedrooms, master en-suite, shower room, driveway, garage and rear garden.

## Reception Hallway

Double glazed door to the front and radiator.

## Open Plan Kitchen/Diner/Living Area

A huge open plan living area with the kitchen comprising of a range of wall, base and drawer units, work surfacing with sink/drainers, integrated double electric oven, integrated electric hob with cookerhood over, central island with breakfast bar, base units and storage under, integrated dishwasher, integrated fridge freezer, two double glazed windows to the front and being open plan to the dining area.

## Dining Area

With ample room for dining table and chair set, double glazed window to the side, radiator and being open plan to the living room.

## Living Area

With bi-fold doors opening out onto the rear garden, two windows to the side and radiator.

## Utility Room

With space for both tumble dryer and washing machine, gas combi boiler and window to the front.

## Bedroom One

A spacious master bedroom with window to the rear, radiator and door to en-suite.

## En-suite

Suite comprising of bath, shower cubicle, wash hand basin with vanity unit under, w.c, part tiled, heated towel rail and extractor fan.

## Bedroom Two

With double glazed window to the rear and radiator.

## Bedroom Three

With double glazed window to the front and radiator.

## Shower Room

Comprising of shower cubicle, wash hand basin with vanity unit under, w.c, extractor fan, heated towel rail and window to the front.

## Outside

To the front of the property is a driveway, whilst to the side of the property is a garage.

## Garage

With double doors to the front.

## Rear Garden

To the rear is a southerly aspect garden, enjoying a good degree of privacy and gated side access. The garden is majority laid to lawn with planted borders and two sheds.

## Key Features

- Popular Location
- Detached Bungalow
- Three Bedrooms
- Master En-suite
- Driveway & Garage
- Private Rear Garden

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

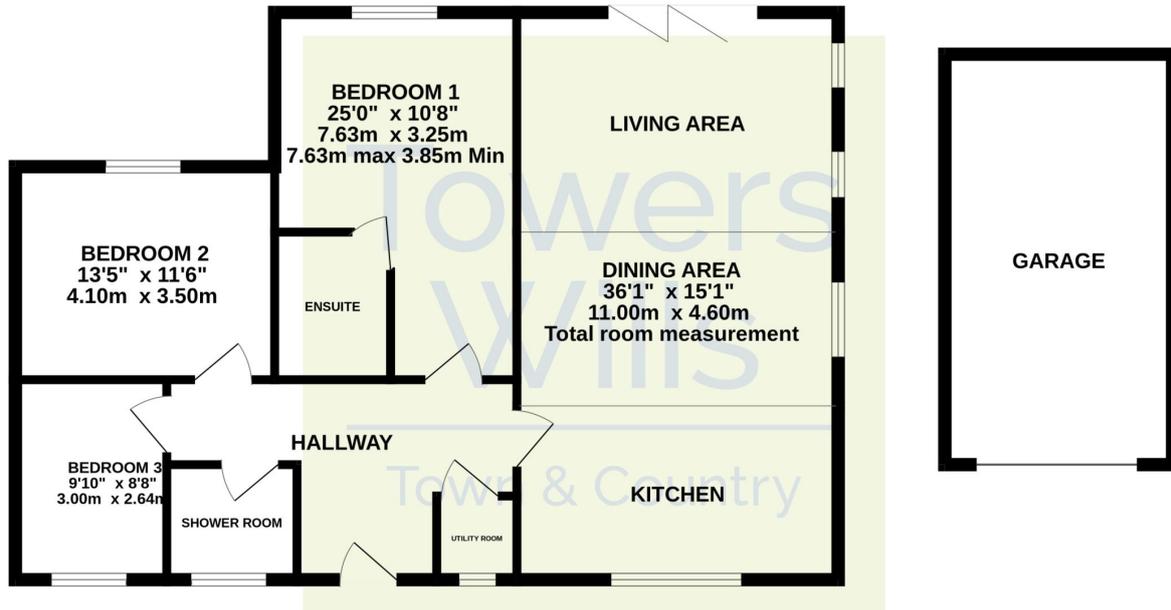
## Energy Efficiency

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



# Floor Plan

## GROUND FLOOR



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.  
Made with Metropix ©2025

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view

**Towers Wills**

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)