

Towers Wills

Town & Country

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By The Yeo, Back Lane, Ilchester, Yeovil, Somerset
BA22 8LZ

Offers Over **£300,000**

Towers Wills are delighted to bring to market this well-presented, semi-detached bungalow, situated in a picturesque location overlooking the river Yeo and surrounding countryside. The property briefly comprises; entrance porch, kitchen/diner, shower room, two double bedrooms, sitting room with large conservatory to the rear, ample driveway parking to the front and a delightful rear garden from which to enjoy the local countryside, and situated within a short distance to the Ilchester local amenities. One not to miss, please contact Towers Wills for more information and to arrange a viewing.

Porch 1.33m x 1.40m
Double glazed windows to the sides and double glazed door to the front.

Kitchen/Diner 3.41m x 5.73m – maximum measurements
Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink/drainers, two double glazed windows to the front, radiator, double glazed door to the porch, space for freezer, space for fridge, space for washing machine, space for dishwasher, integrated five-ring gas hob with extractor over and electric double oven.

Shower Room 3.39m x 1.19m – maximum measurements
Suite comprising shower cubicle with electric shower, wash hand basin, w.c, heated towel rail, double glazed window to the side and gas combi boiler.

Bedroom One 3.12m x 3.78m – maximum measurements
Double glazed window to the front and radiator.

Bedroom Two 2.76m x 3.75m – maximum measurements
Double glazed window to the side and radiator.

Sitting Room 3.12m x 7.00m – maximum measurements
Two double glazed windows to the rear, radiator, double glazed French doors leading to the conservatory.

Conservatory 2.54m x 7.46m – maximum measurements
Double glazed windows to the rear and side, double glazed French doors to the rear, radiator and wall mounted lighting.

Front Garden
There is a driveway providing off road parking for three vehicles, with the remainder being largely laid to lawn with a block-built storage shed and side gate access.

Rear Garden
The rear garden is largely laid to lawn with patio seating area, mature shrubs and trees, outside tap to the side, summerhouse including power and light and there is a stone-built outbuilding.

- ## Key Features
- Well Presented Throughout
 - Semi-Detached Bungalow
 - Two Double Bedrooms
 - Popular Location
 - Driveway Parking
 - Early Viewing Advised

Contact Us

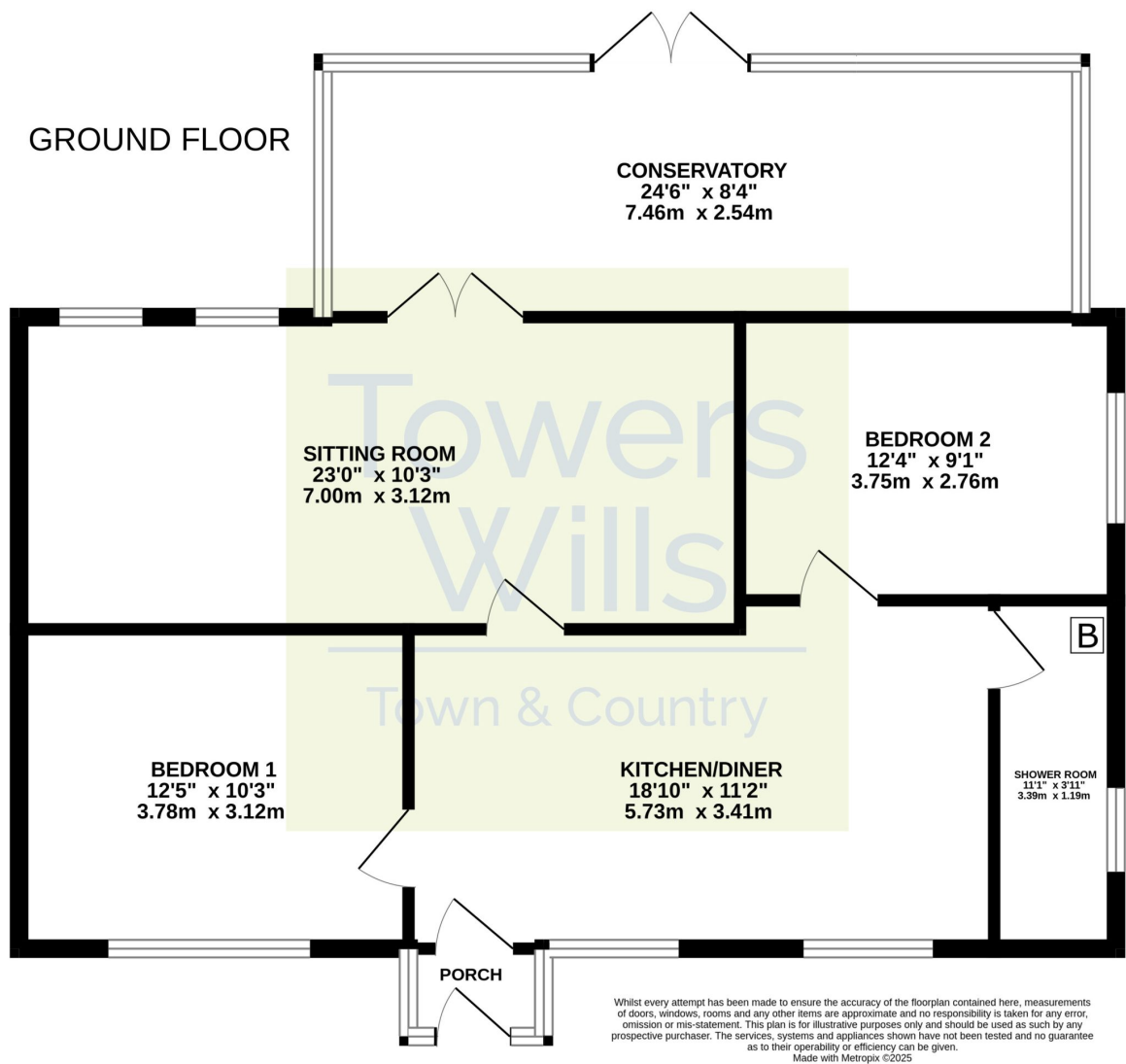
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Energy Efficiency

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor Plan



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