

# Towers Wills

Town & Country

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**37, Woodhenge, Yeovil, Somerset BA22 8TT**

**£225,000**

Towers Wills are delighted to welcome to market this well-presented two-bedroom home, situated in a popular cul-de-sac location, offering an ideal first-time purchase or buy-to-let investment. The property benefits from driveway parking, garage, conservatory and a delightful rear garden. The accommodation is well arranged throughout, comprising entrance hall, fitted kitchen and a spacious lounge/diner with doors opening into the conservatory. To the first floor are two double bedrooms and a shower room. Externally, the property enjoys driveway parking for multiple vehicles, a garage and an attractive rear garden with a combination of lawn, patio and planted areas.

## Accommodation:

### Entrance Hall

Double glazed door to front, double glazed window to side, radiator and storage cupboard.

### Kitchen 2.89m x 1.81m

Double glazed window to front, radiator, one bowl porcelain sink/drain, integrated electric hob with extractor over, integrated electric oven, integrated dishwasher, integrated undercounter fridge, space for washing machine and gas boiler.

### Lounge/Diner 4.54m x 3.62m

Radiator, electric fireplace and double glazed patio doors leading into conservatory.

### Conservatory 3.04m max x 2.87m max

Double glazed with windows to rear and sides, French doors opening onto the rear garden, radiator and power.

### First Floor Landing

Loft hatch.

### Bedroom One 2.67m x 3.63m

Double glazed window to rear and radiator.

### Bedroom Two 2.57m x 3.65m max

Two double glazed windows to front, radiator, airing cupboard housing hot water tank and fitted wardrobes.

### Shower Room

Double glazed window to side, radiator, shower cubicle with electric shower, wash hand basin, WC and extractor fan.

## Outside:

### Front

Lawn and driveway providing tandem parking for 2–3 vehicles, leading to garage. Outside tap and side access gate.

### Garage 4.95m x 2.60m

Up and over door to front, power and light, double glazed window to rear and eaves storage.

### Rear Garden

Attractive rear garden with lawn and patio areas, gravel beds and well-stocked/planted borders, along with useful bin storage area to the rear of the garage.

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An excellent home in a desirable cul-de-sac position, with viewing highly recommended.

## Key Features

- Popular Location
- Semi-Detached
- Two Bedrooms
- Driveway & Garage
- Garden
- NO ONWARD CHAIN

## Contact Us

### Towers Wills Estate

### Agents - Yeovil

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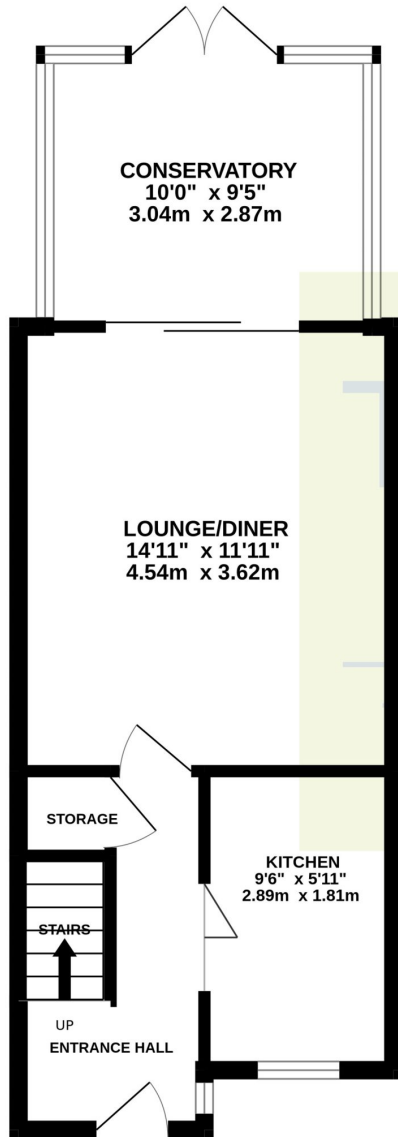
## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

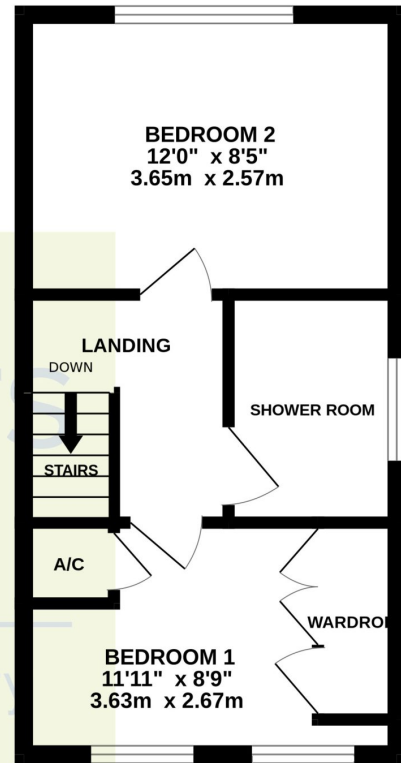


# Floor Plan

GROUND FLOOR



1ST FLOOR



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**Towers Wills**

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