

# Towers Wills

Town & Country

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45, St Andrews Road, Yeovil, Somerset BA20 2DF

Offers Over **£200,000**

Towers Wills welcome to the market a very well presented three bedroom family home situated in a popular residential location, accommodation comprising of reception, hallway, cloakroom WC, living room, kitchen, conservatory, three bedrooms, bathroom, driveway, and beautiful rear garden. No onward chain.

### Accommodation:

Nestled within a popular and well-established residential area, St Andrews Road presents an excellent opportunity to acquire a well-proportioned three-bedroom semi-detached family home, offered to the market with the significant advantage of no onward chain. Ideally positioned within easy reach of schools, supermarkets, everyday amenities and Leonardo Helicopters, the property is perfectly suited to families, first-time buyers and professionals alike.

Upon entering, a welcoming reception hallway sets the tone for the accommodation, the dual-aspect living room with natural light thanks to windows overlooking both the front and rear, creating a bright and comfortable space for everyday family life and entertaining, and access to a convenient ground floor cloakroom/WC

The kitchen is fitted with a range of wall, base and drawer units complemented by work surfaces and an inset sink with drainer. Integrated appliances include an electric oven and gas hob, fridge-freezer and washing machine, whilst there is further space for a tumble dryer and plumbing for a dishwasher. A door leads directly through to the conservatory.

Undoubtedly one of the property's standout features, the impressive conservatory measures almost five metres in length, providing an incredibly versatile additional reception space. Whether used as a family room, dining area or garden room, it enjoys delightful views across the rear garden and creates a seamless connection between the home and outdoor space.

The first floor offers three well-proportioned bedrooms, providing flexible accommodation for families, guests or those working from home, all served by a family bathroom.

### Outside:

Outside, the rear garden has been lovingly maintained and offers a wonderful setting to relax or entertain. A generous lawn is bordered by an attractive selection of mature plants and shrubs, complemented by a patio seating area and several useful garden sheds providing excellent storage.

To the front, a private driveway provides off-road parking for two vehicles, completing this appealing family home.

Offering spacious accommodation, a superb conservatory, attractive garden and a highly convenient location, this is a fantastic home ready for its next chapter.

## Key Features

- Semi-Detached House
- Three Bedrooms
- Conservatory
- Delightful Rear Garden
- Driveway
- NO ONWARD CHAIN

## Contact Us

### Towers Wills Estate Agents - Yeovil

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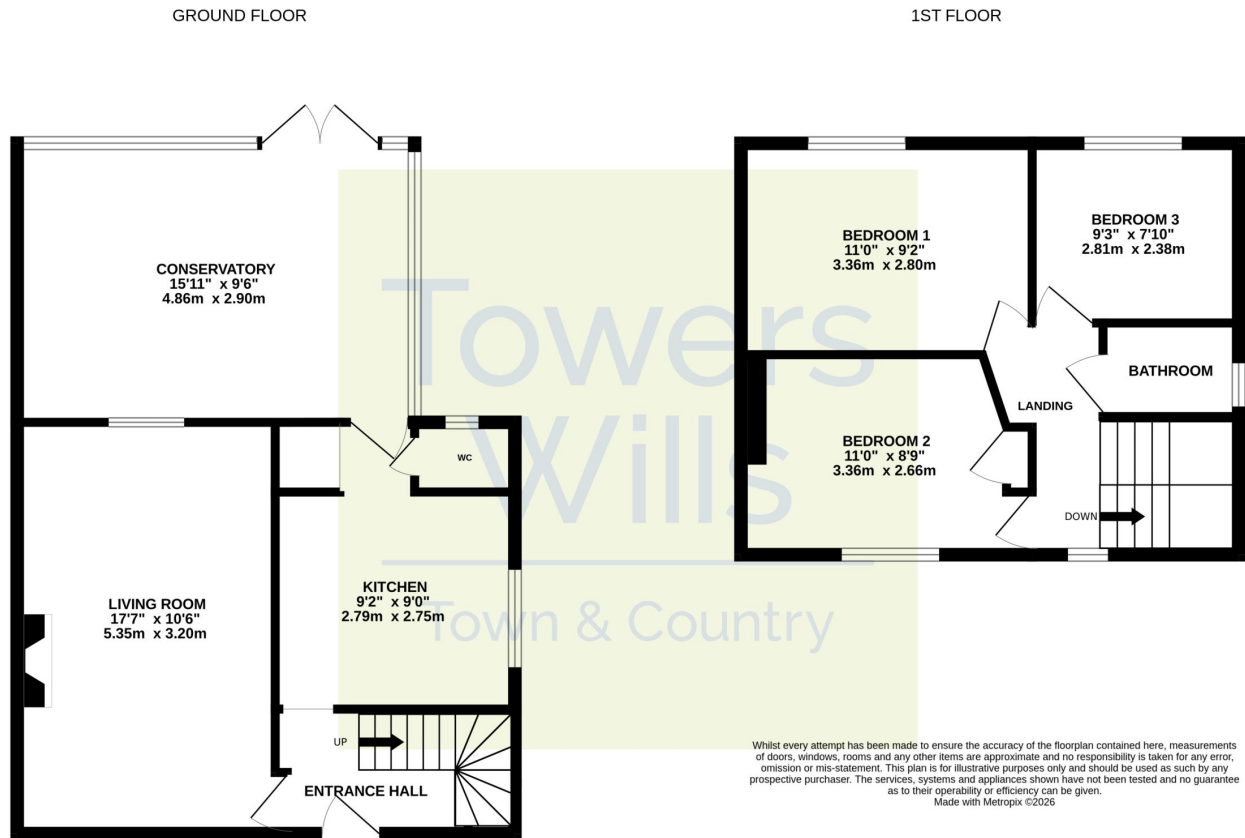
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Floor Plan



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