

# Towers Wills

Town & Country

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**46, Grove Avenue, Yeovil, Somerset BA20 2BE**

**Offers Over £465,000**

Towers Wills welcome to the market this beautiful five-bedroom semi-detached Edwardian residence situated in a highly sought-after conservation area.

Offering spacious and versatile accommodation across three floors comprising: Porch. Hallway. Living room. Dining room. Kitchen/ Breakfast room. Utility room. W.C. Five bedrooms. X2 bathrooms. The property retains a wealth of original character features alongside practical modern living.

Conveniently located within walking distance of Leonardo Helicopters, Yeovil Town Centre and Yeovil District Hospital, with driveway parking, garage and a generous, private rear garden. An impressive family home that must be viewed to be fully appreciated.

## Description:

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## Accommodation:

Set within one of Yeovil's most desirable conservation areas, this striking five-bedroom semi-detached Edwardian residence blends timeless character with generous, family-friendly accommodation. Ideally positioned within walking distance of Leonardo Helicopters, Yeovil Town Centre and Yeovil District Hospital, Grove Avenue offers the perfect balance of convenience and classic period charm.

From the moment you arrive, the property makes an impression. A welcoming porch opens into an elegant reception hallway, showcasing beautiful original floor tiling that immediately sets the tone for the home. To the front, a spacious bay-fronted living room features exposed floorboards and a gas fireplace with an attractive marble-style surround — a warm and inviting space for relaxing evenings.

The dining room is equally impressive, again with exposed floorboards and a gas fireplace with marble-style surround, and benefits from French doors opening directly onto the rear garden, creating a wonderful flow for both everyday living and entertaining.

The kitchen is well presented and fully fitted, comprising a comprehensive range of wall, base and drawer units with ample work surfacing, tiling to splash-prone areas, space for an electric cooker, and a stainless-steel sink with drainer. There is plenty of room for a breakfast table and chairs, making this a sociable and practical heart of the home. The kitchen leads through to a particularly large and useful utility room, offering extensive storage, additional work surfaces, a Belfast sink, plumbing for a washing machine, space for a tumble dryer and freestanding fridge freezer. From here, there is access to a cloakroom area with hanging space for coats, a separate WC, and a rear door for added convenience.

To the first floor, the property offers three generous double bedrooms, three of which retain beautiful original fireplaces (x2 with tiled surrounds) and cast-iron detailing. The family bathroom comprises a bath, separate shower cubicle and wash hand basin, with a separate WC located alongside, both benefiting from natural light.

## Key Features

- Beautiful Edwardian Property
- Sought-After Location
- Five Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Driveway
- Garage
- Private Rear Garden

## Contact Us

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The second floor provides two further double bedrooms along with a well-appointed shower room, complete with shower cubicle, wash hand basin and WC — ideal for guests, older children or home working.

**Outside:**

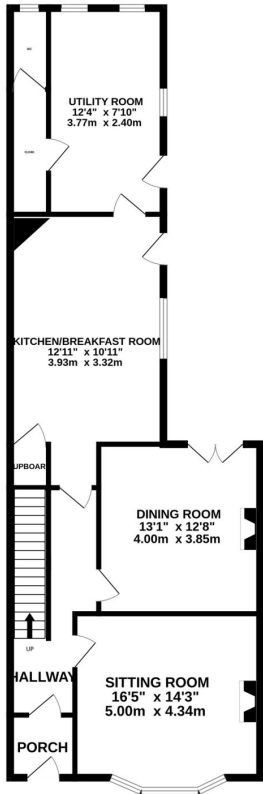
Outside, the property continues to impress. To the front, a driveway provides ample off-road parking and leads to the garage, which benefits from power, lighting and a personal door to the rear. The rear garden enjoys a good degree of privacy and is of a generous size, being mainly laid to lawn and stocked with a variety of mature plants, trees and shrubs. A decked area provides the perfect spot for summer entertaining, while additional features include a greenhouse, side access and an outside tap.

A superb Edwardian home in a prime location, offering space, character and versatility — an exceptional opportunity for families seeking a prestigious and practical lifestyle in the heart of Yeovil.

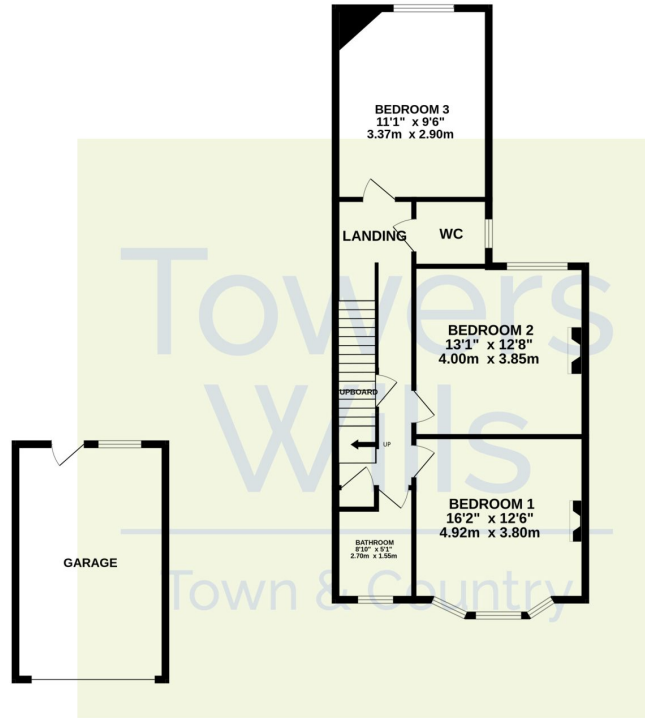


# Floor Plan

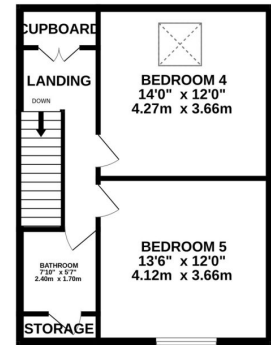
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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**Towers Wills**

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