



## 17, Holly Tree Walk, Yeovil, Somerset BA20 2NT

Offers Over **£260,000**

Towers Wills are pleased to welcome to market this extended three/four bedroom end terrace property occupying a HUGE SIDE PLOT situated in a popular residential area within walking distance to many local amenities including a local primary school, local supermarket, gyms and local park. Comprising: Porch, living room, snug, kitchen/ diner, utility room, three bedrooms, family bathroom, garden and garage.

Description

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Entrance

Double glazed door to the front opening into:

Entrance Porch

Double glazed window to the front. Door opening into:

Living Room 4.70m x 3.38m

Double glazed window to the front, Aerial and telephone points, tiled floor, sliding door leading to kitchen, door leading to snug and radiator.

Family Room / Bedroom 4 3.43m x 3.91m

Double glazed window to front, double glazed patio doors leading garden to side, door leading through to utility, door leading to lounge, spotlights and radiator.

Inner Hall

Stairs rising to the first floor. Door opening into:

Fitted Kitchen/Diner 4.67m x 2.69m

A modern fitted kitchen comprising a range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated gas hob with cooker hood over and electric oven below. Dishwasher. Radiator. Plumbing for washing machine. Space for fridge/freezer. Wall mounted boiler. Under stairs storage cupboard. Cupboard. Tiled floor. Entrance through to utility room. Double glazed window to the rear. Double glazed door leading to the garden.

Utility Room 3.62m x 3.50m

Wall and base units. Double glazed door to the side. Double glazed window to the side. Space for fridge freezer. Wall mounted boiler. Door to w.c and door to reception room.

Downstairs W.C 1.66m x 1.15m

With wash hand basin. W.C, tiled floor. Wall mounted heated towel rail. Double glazed window to the rear.

First Floor Landing

Access to the loft space.

Bedroom One 3.43m x 2.74m

Double glazed window to the front. Built in wardrobe. Radiator.

Bedroom Two 2.74m x 2.62m

Key Features

- Extended
- Three/Four Bedrooms
- Two Reception Rooms
- Gardens
- Garage

Contact Us

**Towers Wills Estate Agents - Yeovil**  
114, Hendford Hill  
Yeovil  
Somerset  
BA202RF  
T: 01935 577032  
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Double glazed window to the rear. Built in wardrobe. Radiator.

**Bedroom Three** 2.54m x 1.85m

Double glazed window to the front. Radiator.

**Bathroom** 1.97m x 1.87m

Suite comprising enclosed bath with shower over. Wash hand basin. Low level WC. Fully tiled. Double glazed window to the rear. Radiator.

**Garage**

The garage is situated in a block to the rear of the property with up and over door to the front.

**Front Garden**

The front garden is laid to lawn with a hard standing path leading to the front entrance.

**Rear Garden**

A fully enclosed rear garden with gated rear access to the garage. The garden is laid part to shingle with a paved patio area abutting the property providing an ideal seating area.

**Side Garden**

There is a large area of garden to the side of the property which is accessed via a gate to the front and from the rear garden.

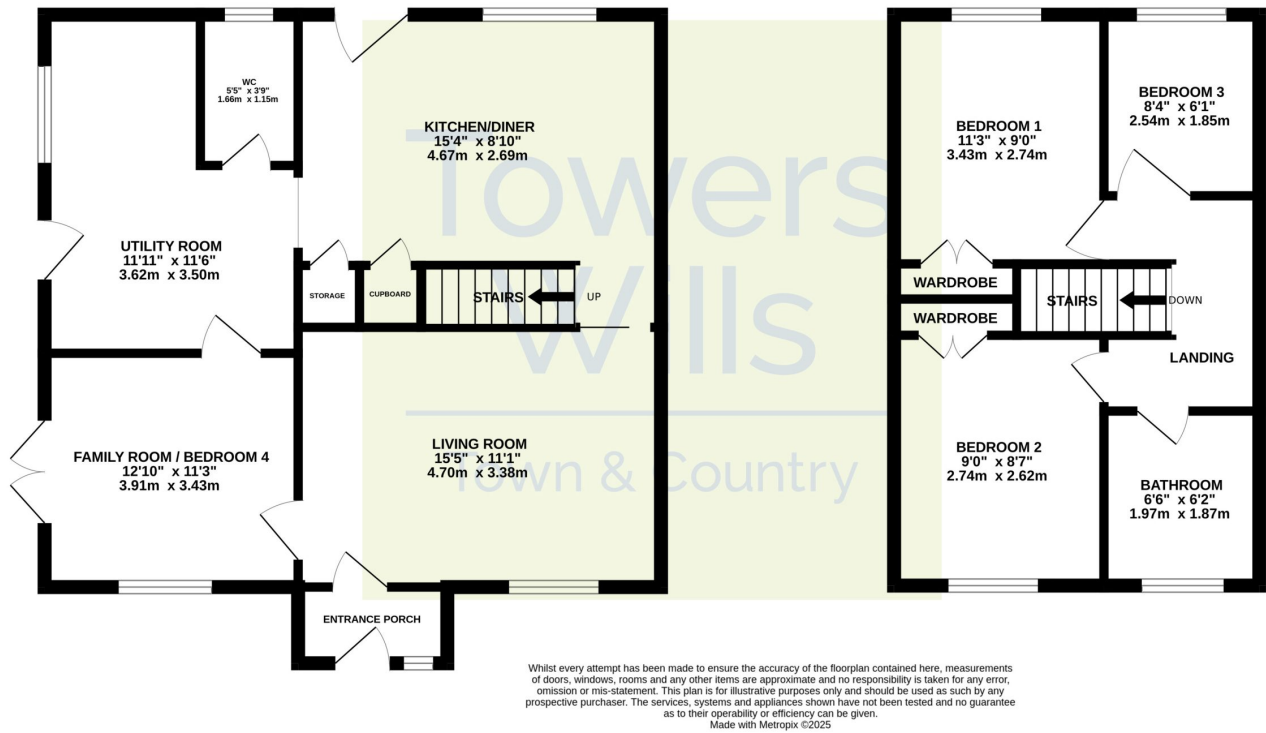




# Floor Plan

GROUND FLOOR

1ST FLOOR



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**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)