

# Towers Wills

Town & Country

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## 32, Lower Wraxhill Road, Yeovil, Somerset BA20 2JT

Offers Over **£375,000**

Towers Wills welcome to the market a rare opportunity to purchase a spacious two/three bedroom detached bungalow situated in a highly desirable, quiet position on the south-west fringe of Yeovil. The property is well presented throughout and is priced to sell based on the general maintenance that will be required and expected for a property of this age. Briefly comprising; porch, reception hallway, living room, dining room/bedroom three, kitchen/breakfast room, two bedrooms, bathroom, utility room, driveway, garage and mature gardens. Gas central heated and double glazed.

Description

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Porch

With double glazed door to the front.

Reception Hallway

With original glazed door to the porch, radiator, loft access and space for study area.

Living Room

A spacious bay fronted room with countryside views, radiator, electric feature fireplace and picture rail.

Dining Room/Bedroom Three

Perfect for entertaining with family and friends; a spacious bay fronted room with window to the front with countryside views, picture rail and radiator.

Kitchen/Breakfast Room

A well presented fitted kitchen comprising of a range of wall, base and drawer units, work surfacing with inset stainless steel sink/drainers, window seat with drawers under, integrated double electric oven, integrated electric hob with cookerhood over, space for freestanding fridge/freezer, plumbing for washing machine, window to the side and door to the utility room.

Utility Room

With window and door to the rear garden, gas boiler for domestic heating and hot water, radiator and door to cloak w.c.

Cloak W.C

Comprising w.c, wash hand basin with storage cupboard under and tiling to splashback.

Bedroom One

With window to the rear, radiator, built-in wardrobes, airing cupboard, picture rail and radiator.

Bedroom Two

With window to the side, picture rail and radiator.

Bathroom

Suite comprising bath, separate shower cubicle, wash hand basin, w.c,

Key Features

- Detached Bungalow
- Highly Desirable Location
- Two/Three Bedrooms
- Driveway & Garage
- Mature Gardens

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	63 D	
39-54	E		
21-38	F		
1-20	G		

window to the side, part tiled and radiator.

### **Outside**

To the front of the property is an area of front garden, a driveway and in turn leads to the detached garage.

### **Detached Garage**

With 'up and over' door, power, light and personal door to the garden.

### **Rear Garden**

A mature garden with a variety of mature plants and shrubs, patio area, area of lawn and enjoying a good degree of privacy.

### **Local Authority**

South Somerset District Council

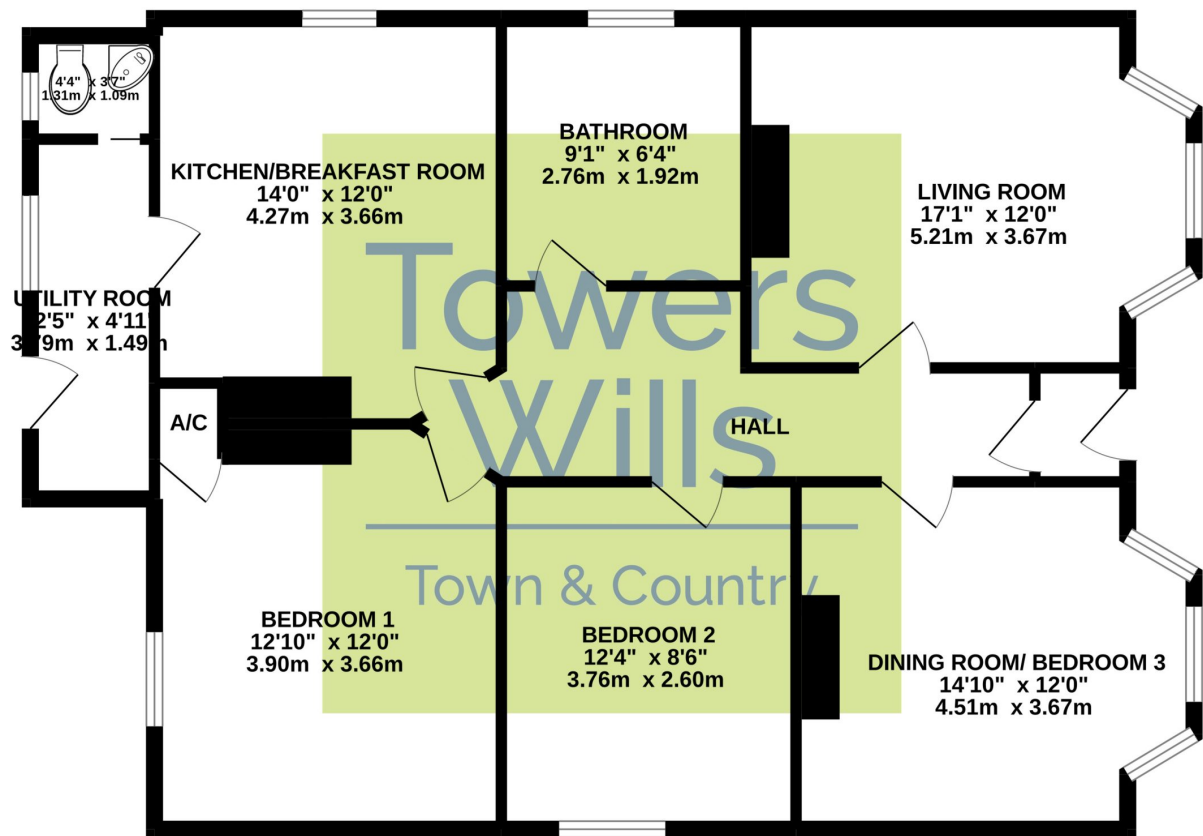
Council Tax - Band D





# Floor Plan

## GROUND FLOOR



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**Towers Wills**

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