

# Towers Wills

Town & Country

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**52, Mudford Road, Yeovil, Somerset BA21 4AB**

**Offers Over £350,000**

This well presented, detached three-bedroom bungalow is situated close to Yeovil town centre, local amenities, hospital and college. The property offers ample parking for four/five cars and briefly comprises: open plan kitchen/diner/living area, separate sitting room, shower room, three double bedrooms (including converted loft space with en-suite area) and a wrap-around garden with summerhouse.

Description

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Entrance Hall

Single glazed stained-glass door to the front, radiator and under stairs storage.

Sitting Room 4.52m x 4.43m – maximum measurements

Double glazed bay window to the front, double glazed window to the side, fireplace with gas fire, radiator and picture rail.

Bedroom Two 4.34m x 3.50m – maximum measurements

Double glazed bay window to the front, radiator, built-in cupboard, feature fireplace and picture rail.

Bedroom Three 3.33m x 3.50m

Double glazed window to the rear, radiator and picture rail.

Shower Room 1.43m x 3.46m

Comprising shower cubicle with electric shower, wash hand basin, w.c, double glazed window to the side, heated towel rail, radiator and extractor fan.

Open Plan Kitchen Diner

Kitchen Area 3.76m x 4.00m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with Butler sink, double glazed door to the rear garden, double glazed window to the rear, space for washing machine, space for slimline dishwasher, radiator, space for gas hob with extractor over and space for fridge freezer.

Dining Area 2.89m x 3.63m – maximum measurements

Includes log burner, triple glazed windows to the side and rear and radiator.

First Floor

Bedroom One 5.39m x 6.69m – maximum measurements (irregular shape room with restricted head height)

Double glazed window to the rear, under eaves storage and an en-suite area.

En-suite Area 1.85m x 2.85m - maximum measurements (restricted head height)

Comprising roll top bath with mixer shower attachment, wash hand basin, w.c, double glazed skylight to the side, heated towel rail, under eaves

Key Features

- Detached Bungalow
- Well Presented Throughout
- Three Bedrooms
- Ample Off Road Parking
- Garage
- Garden & Summerhouse

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

storage and extractor fan.

### **Outside**

There is a wrap-around garden with ample driveway parking for four/five cars, in turn leading to the garage. The remainder of the garden includes patio seating areas, lawn areas with planted beds, steps leading to the front of the property down onto Mudford Road, offering easy access to both the college and a short walk to Yeovil District Hospital and the town centre.

### **Summerhouse** 2.38m x 2.96m

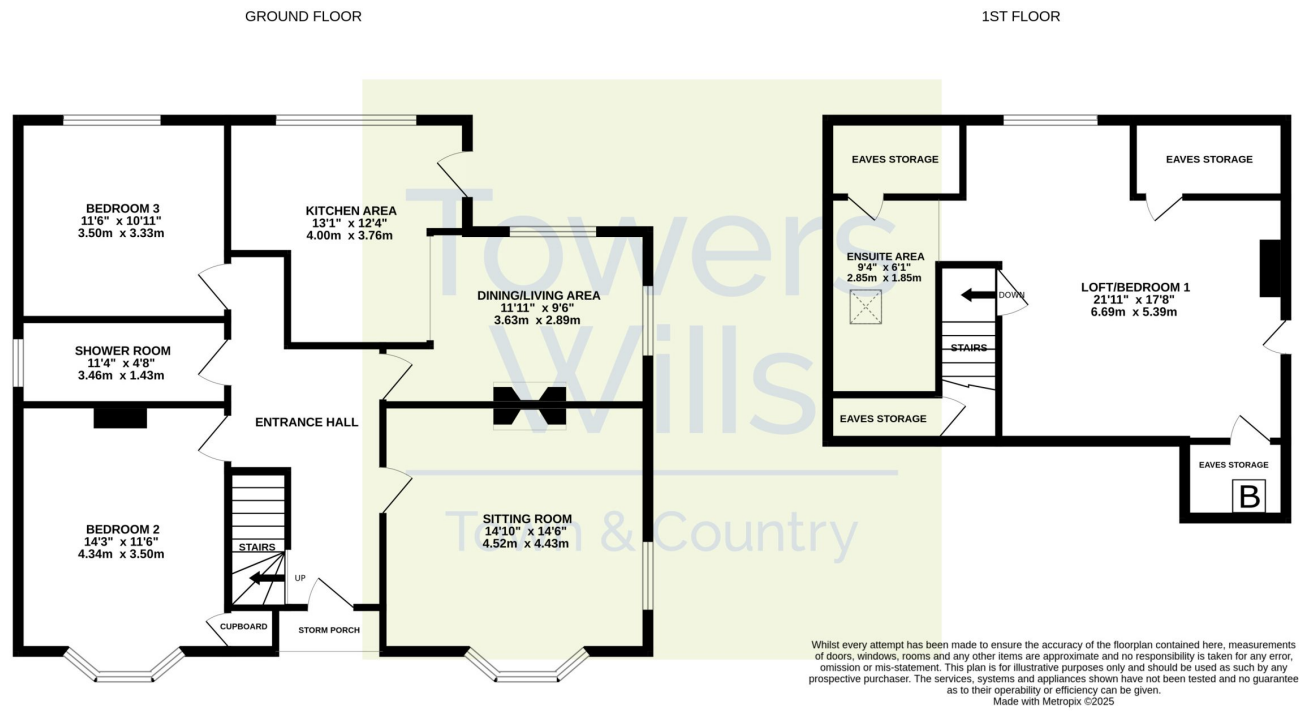
Double glazed double doors to the front, double glazed window to the side, power and light.

### **Garage** 4.98m x 2.48m

With 'up and over' door, power and light.



# Floor Plan



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