






**Towers  
Wills**

Town & Country

**37a Preston Road, Yeovil, Somerset, BA21 3AE**

**£675,000**

 01935 577 032 |  01460 298 530 |  [info@towerswills.co.uk](mailto:info@towerswills.co.uk)





Towers Wills are delighted to bring to market this stunning, detached family home, situated within a large plot tucked away at the end of its own private driveway while still close to local amenities being just 2/3 of a mile from Yeovil Town Centre. This substantial property has been modernised throughout by the current owners to a high standard and benefits from an eye-catching open plan kitchen/diner/living area (ideal for entertaining), separate sitting room, utility, downstairs WC, sizable entrance hall, four double bedrooms with master en-suite and family bathroom. Outside all set within the large grounds is ample driveway parking, garage, enclosed play area and patio/seating areas from which to enjoy the countryside setting. One to view to truly appreciate!

- \* Detached Family Home
- \* Large Plot
- \* Tucked Away Position
- \* Four Double Bedrooms
- \* Two Bathrooms
- \* Ample Driveway Parking
- \* Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	46 E	
21-38	F		
1-20	G		



**Entrance Hall**

Two double glazed windows to the front, wooden door to the front, radiator and tiled porcelain flooring.

**W.C 1.68m x 1.85m**

Double glazed windows to the front and side, wash hand basin, w.c, radiator and continuation of porcelain flooring.

**Utility 3.56m x 3.62m (L-shape room)**

With single glazed door to the side porch, cupboard housing oil boiler and water tank, ceramic one bowl sink drainer, terracotta style tiled floor, space for washing machine, additional under stairs cupboard and double glazed window to the side.

**Side Porch 1.19m x 1.43m**

Double glazed door to the rear garden and double glazed windows to the sides.



**Sitting Room 4.93m x 3.56m – maximum measurements**

Two double glazed windows to the side, double glazed windows to the front and rear, open fireplace and radiator.

**Open Plan Family Room/Kitchen Diner/ Seating Area**

**Living Area 3.43m x 3.19m**

Includes radiator and open archway to the kitchen/diner.

**Kitchen/Diner 6.91m x 4.86m**

Comprising of a range of wall, base and drawer units, granite work tops, under counter one and a half bowl sink drainer, breakfast bar which houses the wine cooler and integrated induction five ring Neff hob with extractor over, LVT flooring, two radiators, double glazed windows to the rear and sides, double glazed French doors to the rear, double glazed French doors to the side, integrated Neff 'slide and hide' double ovens, integrated dishwasher, integrated full length fridge and integrated full length freezer.





#### **First Floor Landing**

With radiator, loft hatch and double glazed window to the front.

#### **Bedroom One 4.87m x 3.75m – maximum measurements**

Double glazed window to the rear and radiator.

#### **En-suite 2.80m x 2.64m**

Comprising bath, separate shower cubicle, wash hand basin, w.c, double glazed windows to the rear and side, heated towel rail, extractor fan and tiled flooring and tiled to splashback.

#### **Bedroom Two 4.94m x 3.57m**

Double glazed windows to the front and rear, feature fireplace and radiator.

#### **Bedroom Three 4.68m x 2.80m**

Double glazed window to the side and radiator.

#### **Bedroom Four 3.04m x 3.69m**

Double glazed windows to the front and side, radiator and built-in wardrobes.



#### **Family Bathroom 2.39m x 2.65m**

Suite comprising bath, separate shower cubicle, wash hand basin, w.c, double glazed window to the side, tiled flooring, heated towel rail and extractor fan.

#### **Outside**

##### **Front**

To the front of the there is a large gravel driveway with ample parking that leads to the property and access to the garage and outside power.

##### **Rear Garden**

The rear garden is largely laid to lawn with mature trees, patio areas, enclosed play area, outside power, outside lighting, outside tap, wooden shed and oil tank.

##### **Garage 5.59m x 3.14m**

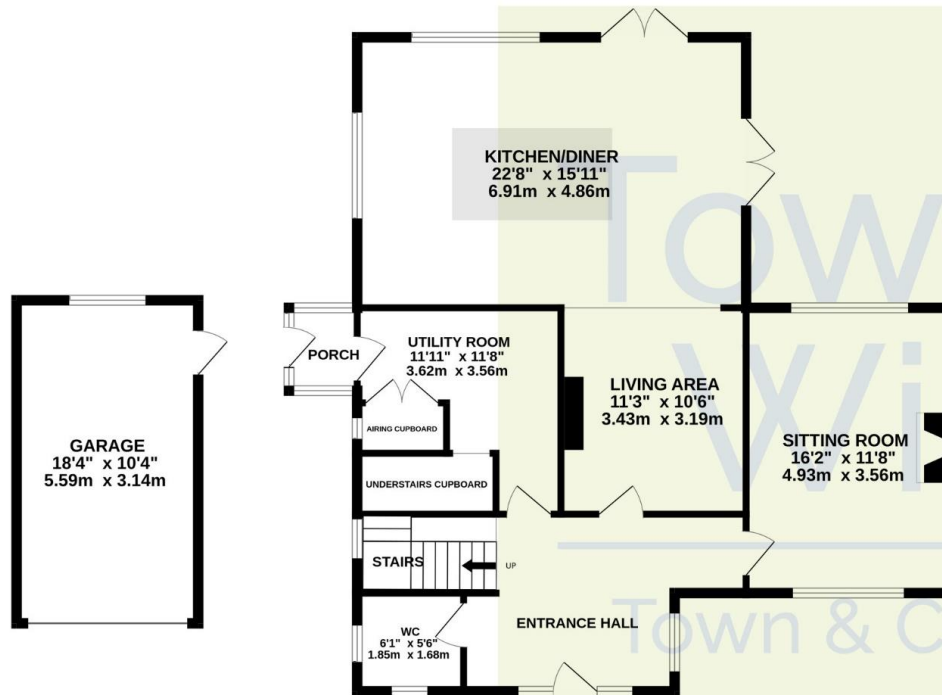
With 'up and over' door, double glazed window to the rear and door to rear garden.



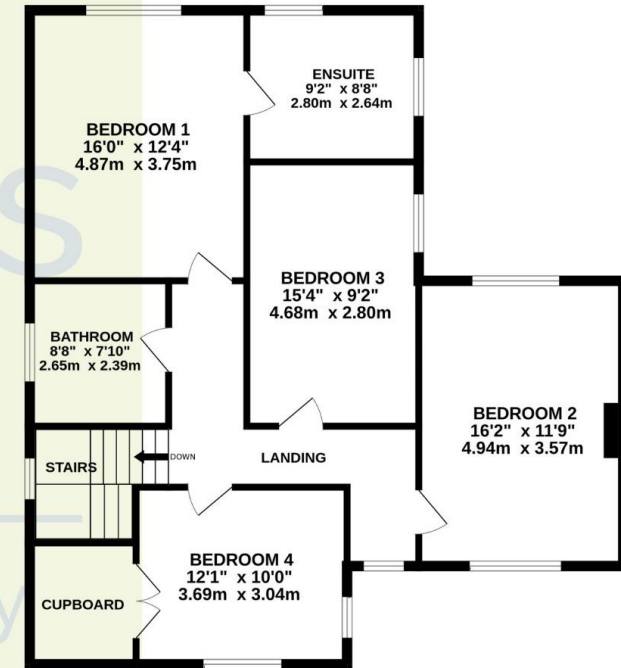




## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

**T: 01935 577032 E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)**

**The White House 114 Hendford Hill, Yeovil, Somerset BA20 2RF**

**[www.towerswills.co.uk](http://www.towerswills.co.uk)**

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.