

# Towers Wills

Town & Country

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4, Mason Lane, Montacute, Somerset TA15 6UH

Offers Over **£325,000**

Towers Wills welcome to the market this detached, three/four bedroom bungalow, offering versatile accommodation. The property is situated in a particularly private, no through road, on the edge of this highly desirable village and briefly comprises; porch, lounge/diner, kitchen, lobby, walk-in larder, shower room, three bedrooms, bedroom four/study, additional cloakroom w.c, driveway, garage and gardens.

## Porch

With double glazed door and windows to the front.

## Living Room

Double glazed door and window to the front, radiator, electric fireplace and being open plan through to the dining room.

## Dining Room

With double glazed window to the rear and radiator.

## Kitchen

Comprising of a range of wall, base and drawer units, work surfacing with sink/drain, plumbing for washing machine, space for fridge/freezer, electric cooker point, window to the rear, radiator and opening through to the walk-in larder.

## Walk-in Larder

With double glazed window to the rear and shelving.

## Lobby

With double glazed door to the side, central heating boiler, hot water cylinder and door to cloakroom.

## Cloakroom

Comprising wash hand basin, w.c and window to the rear.

## Inner Hallway

With loft access and airing cupboard with radiator.

## Bedroom One

Double glazed window to the rear and radiator.

## Bedroom Two

Double glazed window to the front and radiator.

## Bedroom Three

Double glazed window to the front and radiator.

## Study/Bedroom Four

Double glazed window to the front and radiator.

## Shower Room

Comprising of double shower cubicle, wash hand basin with vanity unit under, w.c, tiling, wall mounted vanity unit, heated towel rail and double glazed window to the rear.

## Outside

The property occupies a particularly generous plot. The front garden is majority laid to lawn with shrub borders, planted tree and there is a driveway.

## Driveway

Providing off road parking for two vehicles, in turn leading to the garage

## Key Features

- Detached
- Desirable Village Location
- Three/Four Bedrooms
- Driveway & Garage
- Gardens

## Contact Us

### Towers Wills Estate Agents - Yeovil

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

and side access to the rear garden.

### **Garage**

With 'up and over' door.

### **Rear Garden**

The rear garden is majority laid to lawn with greenhouse and oil-tank.

### **Agents Note**

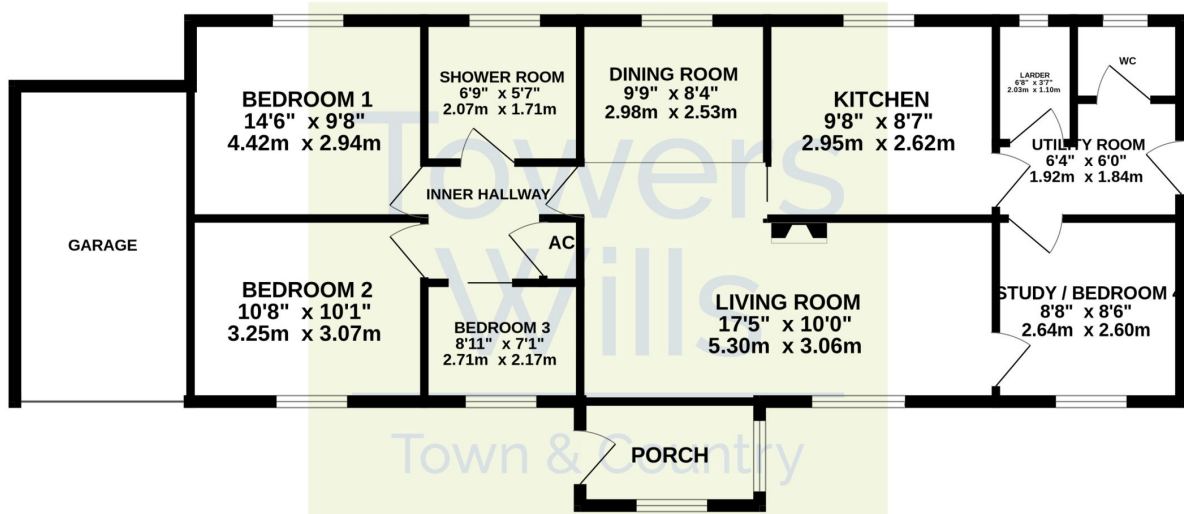
We have been made aware by the owners that the central heating system will need replacing.





# Floor Plan

## GROUND FLOOR



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**Towers Wills**

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