

Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



61, Combe Park, Yeovil, Somerset BA21 3BE

Offers Over £325,000

Towers Wills are pleased to welcome to the market this beautifully presented, extended three double bedroom family home, situated in a highly desirable location. The property briefly comprises; reception hallway, cloakroom, living room, modern kitchen/breakfast room, sun room, utility room, three double bedrooms, shower room, driveway for several vehicles, garage and rear garden.

Entrance Hall

Double glazed door to the front, double glazed window to the side, stairs to the first floor, wall panelling, radiator and door to downstairs w.c.

Downstairs W.C 1.21m x 0.79m

With wash hand basin, w.c and double glazed window to the side.

Lounge 4.21m x 3.85m

Double glazed window to the front, feature wood burner, laminate flooring, wall panelling, fitted cupboard, coved ceiling and radiator.

Kitchen/Breakfast Room 5.91m x 4.04m

Comprising of a range of wall, base and drawer units, wooden work surfacing with double Belfast sink with mixer tap, space for fridge freezer, Belling oven with cookerhood over, integrated dishwasher, wall mounted heated towel rail, freestanding island unit with drawers and cupboards, spotlights, double glazed window to the side, door to utility and stable door to the hallway.

Utility 2.23m x 2.13m

Comprising base and drawer units, space for washing machine and tumble dryer, storage units, Belfast sink with mixer tap, double glazed window to the rear and double glazed skylight to the rear.

Sun Room 3.78m x 2.88m

Double glazed bi-fold doors to the rear, double glazed skylight to the rear, wall mounted radiator and double glazed window to the side.

First Floor Landing

Storage cupboard, double glazed window to the side, radiator and loft hatch.

Bedroom One 4.05m x 3.22m

Double glazed window to the rear, fitted wardrobes, laminate flooring, coved ceiling and radiator.

Bedroom Two 3.26m x 4.21m

Double glazed window to the front, laminate flooring, coved ceiling and radiator.

Bedroom Three 2.59m x 3.07m

Double glazed window to the front, laminate flooring, storage cupboard, coved ceiling and radiator.

Shower Room 2.11m x 1.97m

Suite comprising walk-in double shower, wash hand basin with vanity unit, w.c, tiled floor, tiled walls, heated towel rail, storage cupboard, double glazed window to the rear and extractor fan.

Rear Garden

To the rear is a two-tiered garden, being mainly laid to artificial grass; perfect for any football fanatic, and there is a gate leading to the rear

Key Features

- Highly Desirable Location
- Well Presented Throughout
- Extended
- Three Double Bedrooms
- Driveway & Garage
- Rear Garden

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		
69-80	C	70 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

storage shed and side gate leading to the front.

Front Garden

To the front of the property is a driveway providing off road parking for multiple vehicles.

Garage

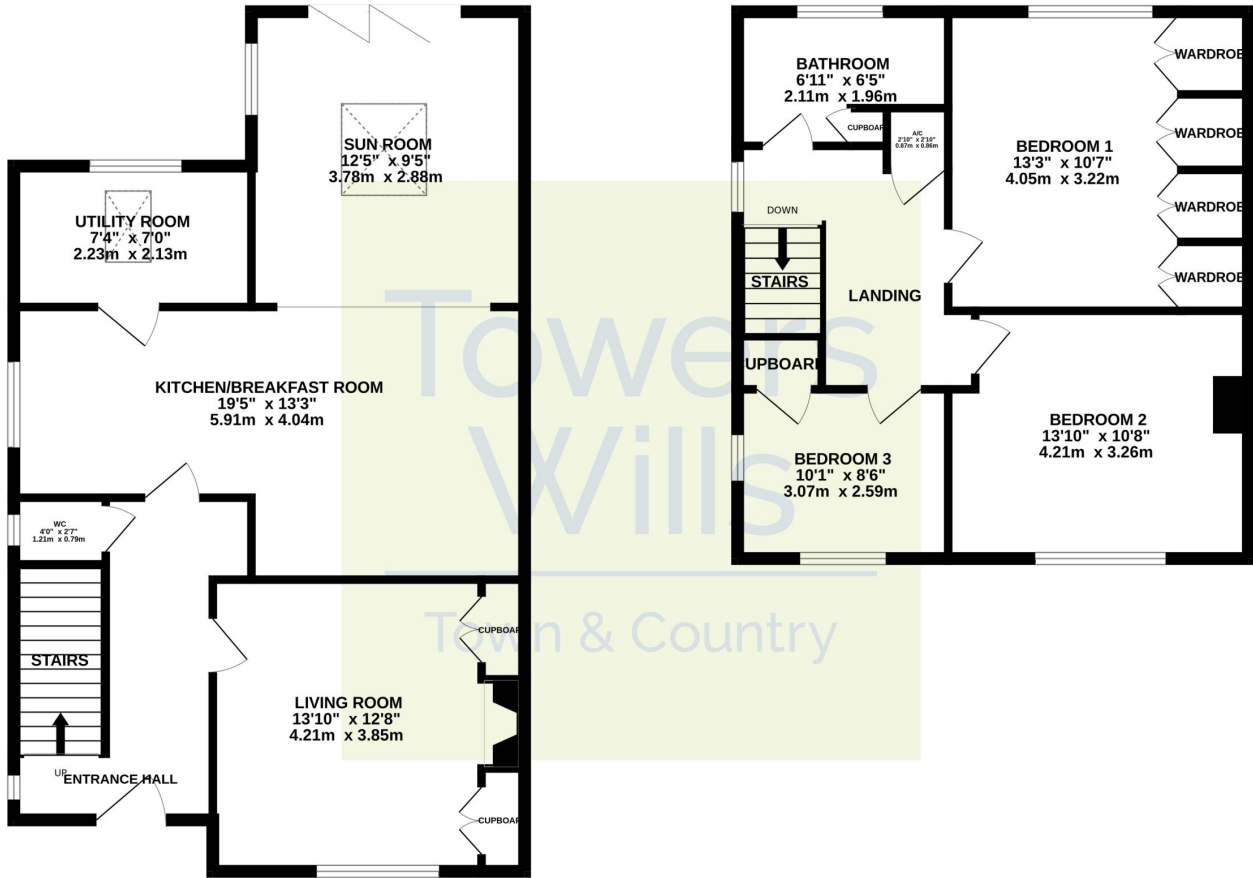
With 'up and over' door.



Floor Plan

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.
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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 | www.towerswills.co.uk