





**Towers
Wills**

Town & Country

61 Preston Road, Yeovil, Somerset, BA20 2BW

£500,000

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Towers Wills are pleased to bring to market, this rare opportunity to purchase this stunning five bedroom semi-detached period home, boasting a wealth of character features and natural light spanning over three floors. This property is conveniently located with the town centre being within walking distance. The town centre has a range of local amenities including leisure, business and shopping attractions as well as mainline railway connections and several state primary and secondary schools. The property offers a generous amount of space and multiple rooms offering flexible accommodation and briefly comprises; entrance hall, kitchen, utility room, lounge, dining room, sunroom, downstairs w.c, five double bedrooms including a master bedroom with ensuite, two family bathrooms, attic room, large lawn area, off road parking and garage.

- * **Stunning Semi-Detached**
- * **Flexible Accommodation**
- * **Five Bedrooms**
- * **Three Reception Rooms**
- * **Master En-suite**
- * **Two Family Bathrooms**
- * **Attic Room**
- * **Large Rear Graden**
- * **Driveway**
- * **Garage**
- * **NO ONWARD CHAIN**



Entrance Hall

Wooden door to the front, laminate flooring and storage cupboard.

Kitchen 3.19m x 5.72m

Conservative style kitchen comprising of a range of wall, base and drawer units, wooden work surfacing with stainless steel sink drainer, Rangemaster oven with six-ring gas hob, space for American style fridge freezer, integrated dishwasher, tiled flooring, two double glazed windows to the front, double glazed window to the side, part tiled walls, breakfast bar, radiator and entrance to utility.

Utility 1.90m x 2.57m

With wall and base units, work surfacing with Belfast sink and mixer tap, space for washing machine, space for tumble dryer, composite door to the front, double glazed door to the rear, wall mounted boiler, skylight and tiled flooring.

Dining Room 5.73m x 3.79m

Double glazed windows to the sun room, laminate flooring, coved ceiling, picture rail, radiator, feature fireplace and door to sun room.



Lounge 6.95m x 4.85m

Exposed wooden floorboards, open fireplace with sandstone surround, picture rail, coved ceiling, double glazed patio doors to the rear garden, wooden frame door to the side, two wooden frame windows to the side, double glazed window to the side and radiator.

Sunroom 2.70m x 5.49m

Laminate flooring, radiator, double glazed window to the rear, double glazed window to the rear and spotlights.

Downstairs W.C 2.20m x 2.71m

Comprising wash hand basin, w.c, tiled floor and two wooden frame windows to the front.



First Floor Landing

With airing cupboard.

Master Bedroom 4.87m x 4.25m

Double glazed windows to the rear and side, picture rail, radiator and door to en-suite.

En-suite 3.03m x 1.49m

Comprising walk-in shower, wash hand basin, w.c, part tiled walls, radiator, double glazed window to the side, spotlights, shaver point and picture rail.

Bedroom Two 4.98m x 3.78m

Two double glazed windows to the rear, radiator, feature fireplace and picture rail.

Family Bathroom 3.34m x 1.76m

Suite comprising walk-in shower, white panel bath, wash hand basin, w.c, tiled walls, double glazed window to the front, radiator and spotlights.



Second Floor Landing

Window to the front.

Bedroom Three 5.05m x 4.42m

Double glazed window to the rear, feature fireplace, radiator, door to attic and exposed wooden beams.

Bedroom Four 3.50m x 3.07m

Double glazed window to the side, exposed wooden beams and radiator.

Bedroom Five 2.96m x 3.24m

Double glazed window to the rear, radiator, feature fireplace, exposed wooden beams and radiator.

Second Floor Bathroom 2.29m x 1.73m

Suite comprising walk-in shower, wash hand basin with vanity unit, w.c, tiled walls, tiled flooring, wall mounted heated towel rail and spotlights.

Attic Room 5.73m x 3.14m

With skylight to the front, laminate flooring and exposed wooden beams.

Outside

Enclosed Rear Garden

To the rear is stone patio seating area with steps leading down to two further paved seating areas and access to the garden, which is mainly laid to lawn with wooden shed and side access.

Garage

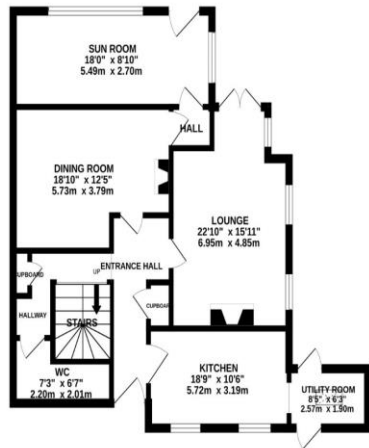
Garage situated in a block with an 'up and over' door.

Agents Note

There is a flying freehold with the attic room.



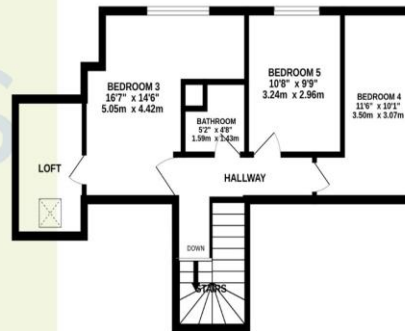
GROUND FLOOR



1ST FLOOR



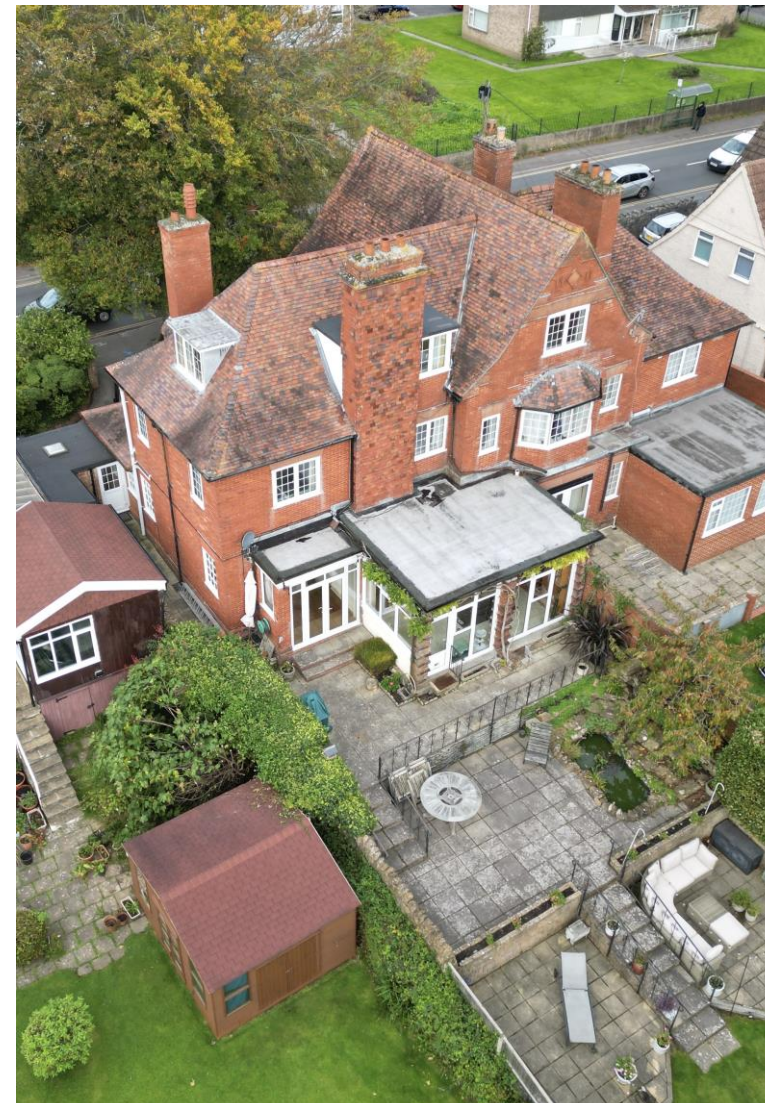
2ND FLOOR



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