





**Towers  
Wills**

Town & Country

**Knapp Villa, The Knapp, 229 Preston Road, Yeovil, Somerset, BA20 2EW   £600,000**

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





Towers Wills are delighted to be chosen to bring to market this large family home in extensive gardens, situated in a secluded location and being close to the centre of Yeovil. This attractive property benefits from; two large downstairs reception rooms, conservatory, study, W.C, kitchen, double garage, utility room, four double bedrooms, shower room, large wrap-around garden. The reception rooms are ideally positioned to create a modern open-plan kitchen/diner/lounge area with direct views over the large attractive gardens. The property also has great potential to extend (subject to planning).

- **Private, secluded setting for peace and privacy**
- **Close to Yeovil town centre**
- **Large family home**
- **Two reception rooms**
- **Conservatory with patio doors to garden**
- **Study for home working**
- **Master bedroom with ensuite**
- **Potential to extend (STP)**
- **NO ONWARD CHAIN**







**Entrance Hall:**

Double glazed door to the front, radiator, under stairs cupboard and parquet flooring.

**W.C**

Comprising wash hand basin, W.C, double glazed window to the front and radiator.

**Study 1.81m x 1.99m:**

Double glazed window to the front and radiator.

**Kitchen 4.01m x 3.18m – maximum measurements:**

Comprising of a range of wall, base and drawer units, work surfacing with one and a half bowl sink drainer, cupboard, space for fridge freezer, space for dishwasher, double glazed window to the rear, integrated electric hob, integrated electric oven, integrated grill, integrated microwave oven and double-glazed door to the side porch.

**Side Porch:**

Double glazed doors to the front and rear, gas central heating boiler and doors leading to double garage and utility room.

**Double Garage 6.13m x 4.82m – maximum measurements:**

With two 'up and over' doors, double glazed windows to the side and rear, power and light.



**Utility Room 2.14m x 2.27m:**

Double glazed window to the rear, one bowl stainless steel sink drainer, space for washing machine, space for dryer and space for fridge freezer.

**Dining Room/Second Reception Room 6.61m x 4.86m – maximum measurements:**

Double glazed windows to the rear and side/conservatory, double glazed doors to the rear garden and two radiators.

**Lounge 6.85m x 3.63m:**

Double glazed window to the front, two double glazed windows to the side, double glazed patio doors and window to the rear conservatory, radiator, wall mounted lighting and fireplace.

**Conservatory/Sunroom 3.98m x 3.31m:**

Double glazed windows to the sides and rear and double-glazed French doors to the rear garden.

**Stairwell:**

Leading to the first floor with double glazed windows to the front and side.



**Landing:**

With radiator, built-in cupboard, airing cupboard with tank and loft hatch.

**Bedroom One 4.34m x 4.20m – maximum measurements:**

Double glazed window to the rear, radiator and fitted bedroom furniture/storage.

**En-suite 2.34m x 1.44m:**

Suite comprising shower cubicle, wash hand basin, W.C, extractor fan, shaver point and heated towel rail.

**Agents note:**

Macerator W.C currently not working and requires servicing.

**Bedroom Two 4.02m x 3.01m:**

Double glazed window to the rear, radiator and freestanding wardrobe/storage.

**Bedroom Three 3.24m x 3.63m:**

Double glazed window to the rear, radiator and built-in wardrobe.



**Bedroom Four 3.53m x 2.66m:**

Double glazed windows to the front and side and radiator.

**Shower Room 1.79m x 2.87m:**

Comprising low level shower cubicle, wash hand basin, W.C, double glazed windows to the front and side, radiator and heated towel rail.

**OUTSIDE**

**Front Garden:**

To the front of the property is a gated driveway, offering ample parking and leads to the double garage. There is an area of lawn with planted beds, mature shrubs and hedgerow.

**Rear Garden:**

The rear garden is largely laid to lawn with patio area seating areas, planted borders, mature trees and shrubs, greenhouse, power socket and summerhouse.

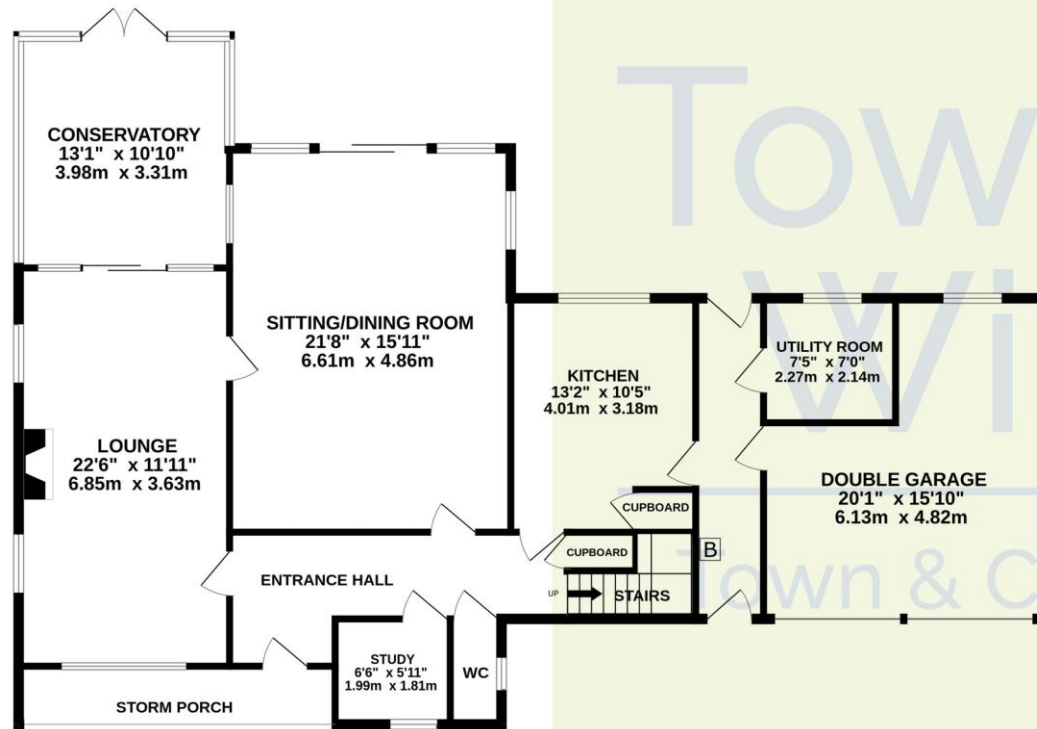
**Summerhouse 4.10m x 3.00m:**

Single glazed windows to the garden, doors to garden, power and light.

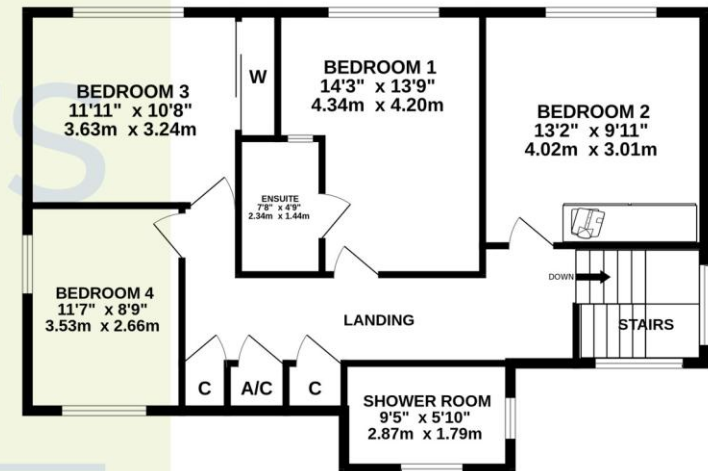




GROUND FLOOR



1ST FLOOR



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**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)**

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