

Towers Wills

Town & Country

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11, Orchardleigh, East Chinnoek, Yeovil, Somerset
BA22 9EN

£260,000

Towers Wills are pleased to offer to market, this well presented three bedroom semi-detached home, situated within the popular village of East Chinnoek which benefits from village hall, post office & cider farm. The property briefly comprises; entrance hall, sitting room, separate dining room, garden room/study, kitchen, three bedrooms, shower room, separate W/C, westerly facing enclosed rear garden and a driveway providing off road parking leading to the detached garage.

Entrance Hall

Double glazed door to the front, stairs to the first floor, under stairs cupboard, wall mounted electric radiator and coved ceiling.

Lounge 3.98m x 4.03m

Double glazed window to the front, wall mounted electric radiator, feature gas fireplace and opening through to the dining room.

Dining Room 2.86m x 2.93m

Double glazed sliding door leading to the lean-to, wall mounted electric radiator and coved ceiling.

Lean-To 2.40m x 2.24m

Double glazed window to the rear, double glazed door leading to the garden and tiled floor.

Kitchen 2.48m x 2.86m

Comprising of a range of wall, base and drawer units, roll top worktops with single bowl stainless steel sink/drainер, space for oven with cookerhood over, space for washing machine, space for dishwasher, space for under counter fridge, tiled floor, coved ceiling, double glazed window to the rear and double glazed door to the side, leading to the driveway.

First Floor Landing

With airing cupboard, loft hatch and double glazed window to the side.

Bedroom One 3.60m x 3.15m

Double glazed window to the front, built-in wardrobe, coved ceiling and wall mounted electric radiator.

Bedroom Two 2.63m x 3.11m

Double glazed window to the rear, built-in wardrobes, wall mounted electric radiator and coved ceiling.

Bedroom Three 2.65m x 2.75m

Double glazed window to the front, over stairs storage cupboard, coved ceiling and wall mounted electric radiator.

Shower Room 2.58m x 2.65m

Suite comprising shower cubicle, wash hand basin, w.c, tiled floor, tiled walls, wall mounted heated towel rail and double glazed window to the rear.

Separate W.C 1.65m x 0.88m

Comprising wash hand basin, w.c, tiled floor, part tiled walls and double glazed window to the rear.

Garage 5.71m x 2.50m

With electric ‘up and over’ door to the front, window to the rear, power and light.

Garden

Key Features

- Popular Village Location
- Semi-Detached
- Three Bedrooms
- Driveway & Garage
- Delightful Garden

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The property benefits from beautifully maintained front and rear gardens. To the front of the property, you will find an area mainly laid to lawn with matures flower beds, steps leading to driveway and path leading to front door.

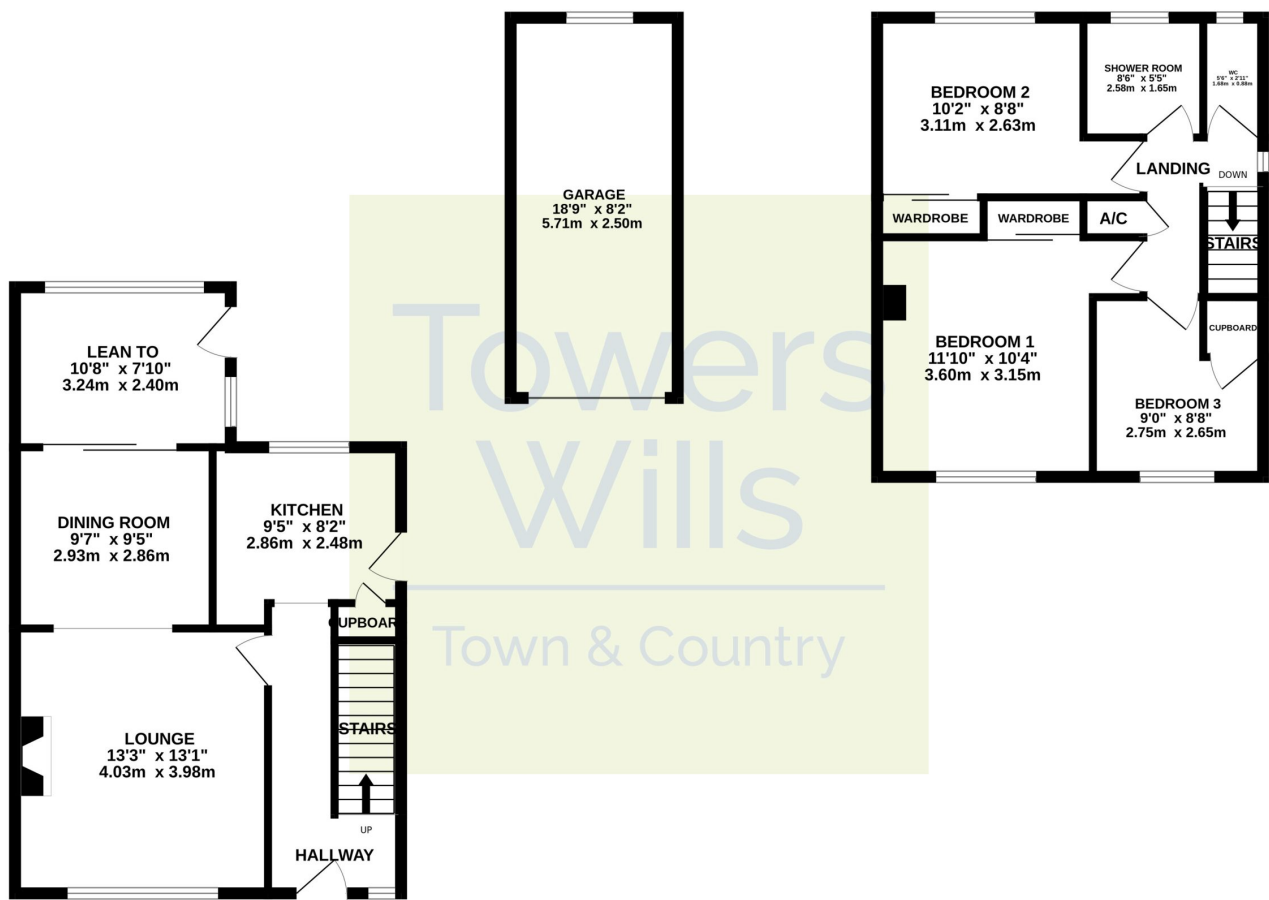
To the rear of the property is a beautifully kept lawn with a mixture of matures flower beds, borders and hedges, three patio areas providing ample seating, access to a workshop which is attached to the garage and further access to the driveway.



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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