

Towers Wills

Town & Country

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63, Preston Grove, Yeovil, Somerset BA20 2BJ

Guide Price £375,000

Towers Wills are pleased to welcome to market this recently updated four bedroom semi-detached family home, situated in a sought-after residential position, within easy reach of Leonardo Helicopters, local primary schools, shops and amenities. The property briefly comprises; reception hallway, living room, kitchen/dining room, conservatory, utility room, four bedrooms, family bathroom, driveway, garage and enclosed rear garden.

Description

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Entrance Porch

With door to the front and door leading to hallway

Hallway

With wooden door from the porch, exposed wooden floorboards, doors to ground floor accommodation, double glazed window to side and radiator

Living Room 4.17m x 3.94m

Double glazed bay window to front, wood burner fireplace, coving and radiator.

Study 2.72m x 2.24m

Double glazed window to side and radiator.

Kitchen/Diner 5.99m x 4.24m

A recently fitted modern kitchen comprising a range of wall, base and draw units, porcelain sink with drainer and mixer tap over, space for freestanding oven with cooker hood over, integrated dishwasher, understairs cupboard, space for dining room table, space for American style fridge/freezer, partly tiled walls, doors leading to utility room, double glazed door to conservatory, double glazed window to rear, coving and radiator.

Utility Area 2.33m x 1.17m

Comprising W/C, wash hand basin with vanity unity with additional storage cupboards and draws, space for washing machine, space for tumble dryer, tiled walls, spotlights, wall mounted heated towel rail and double glazed window to rear

Conservatory 3.68m x 2.33m

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Double glazed double doors leading to garden, light and radiator

First Floor Landing

With stairs from reception hallway, doors to first floor accommodation and loft access

Bedroom One 3.94m x 3.71m

A double glazed bay window to front, built-in wardrobes and radiator

Bedroom Two 5.13m x 2.29m

Double glazed window to the rear, picture rail and radiator.

Bedroom Three 3.07m x 2.34m

Key Features

- Spacious Four Bedroom Home
- Semi-Detached
- Recently Updated Throughout
- Utility Room & Cloakroom
- Enclosed Rear Garden
- Garage & Off Road Parking

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Double glazed window to the rear and radiator.

Bedroom Four 2.59m x 2.13m

Double glazed window to the side and radiator.

Family Bathroom 4.12m x 1.92m

Modern suite comprising freestanding bath, double shower, W/C, wash hand basin with vanity unit, laminate flooring, spotlights, double glazed window to side and wall mounted heated towel rail

Outside

To the front of the property is a driveway providing ample off road parking, in turn leading to the garage.

To the rear of the property, you will find an enclosed rear garden mainly laid to lawn with a mixture of mature flower beds surround the garden and a patio area abutting the house



Floor Plan

