

# Towers Wills

Town & Country

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**47, Preston Grove, Yeovil, Somerset BA20 2BG**

**£325,000**

Towers Wills are delighted to present this spacious Victorian mid-terraced home, offering versatile family accommodation across three floors and the rare benefit of off-road parking to both the front and rear. Lovingly cared for by the current owners, the property combines period charm with modern comforts, including a log burner, generous kitchen/diner, additional reception room, loft conversion creating a fourth bedroom with en-suite WC, and a private rear garden. Situated within easy reach of Yeovil town centre, local schools, and amenities, this property makes an ideal family home.

Accommodation:

Entrance Porch

Composite entrance door to front leading to:

Entrance Hall

Radiator and stairs to first floor.

Lounge – 4.15m max x 3.78m max

A cosy reception room with double glazed bay window to front, log burner, and radiator.

Dining Room/Second Reception – 3.72m max x 2.76m max

With double glazed window to rear and radiator.

Kitchen/Diner – 7.15m max x 3.01m max

A superb space for modern family living with two double glazed windows to side, double glazed door to side, radiator, and under-stairs cupboard. Fitted with a range of units including one-and-a-half bowl stainless steel sink drainer, integrated dishwasher, space for range-style cooker, space for American-style fridge freezer, plumbing for washing machine, and gas central heating boiler.

First Floor Landing

Radiator and stairs rising to second floor.

Bedroom One – 4.23m max x 5.03m max

A stunning, spacious double room with double glazed bay window and additional window to front, radiator, and feature fireplace.

Bedroom Three – 3.73m max x 3.17m max

Double glazed window to rear and radiator.

Bedroom Four – 3.69m x 3.00m

Double glazed window to rear, radiator, and loft access.

Family Bathroom – 2.80m max x 1.90m max

Fitted with P-shaped bath and shower over, wash hand basin, WC, heated towel rail, extractor fan, and double glazed window to side.

Second Floor

Bedroom Two (Loft Room) – 5.90m x 4.62m

With some restricted head height, two double glazed skylights to front, double glazed window to rear, radiator, eaves storage, and en-suite WC.

En-Suite WC

Fitted with WC, wash hand basin, and double glazed skylight to rear (restricted head height).

Key Features

- Victorian Mid-Terraced Home
- Four Bedrooms (Including Loft Conversion with En-Suite WC)
- Two Reception Rooms
- Spacious Kitchen/Diner
- Family Bathroom
- Off-Road Parking to Front & Rear
- Enclosed Rear Garden

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Outside:****Front**

Gravelled driveway providing off-road parking.

**Rear Garden**

A private garden with decked seating area, AstroTurf, outside tap, wooden shed and double gates allowing access from the rear to the gravelled parking area.

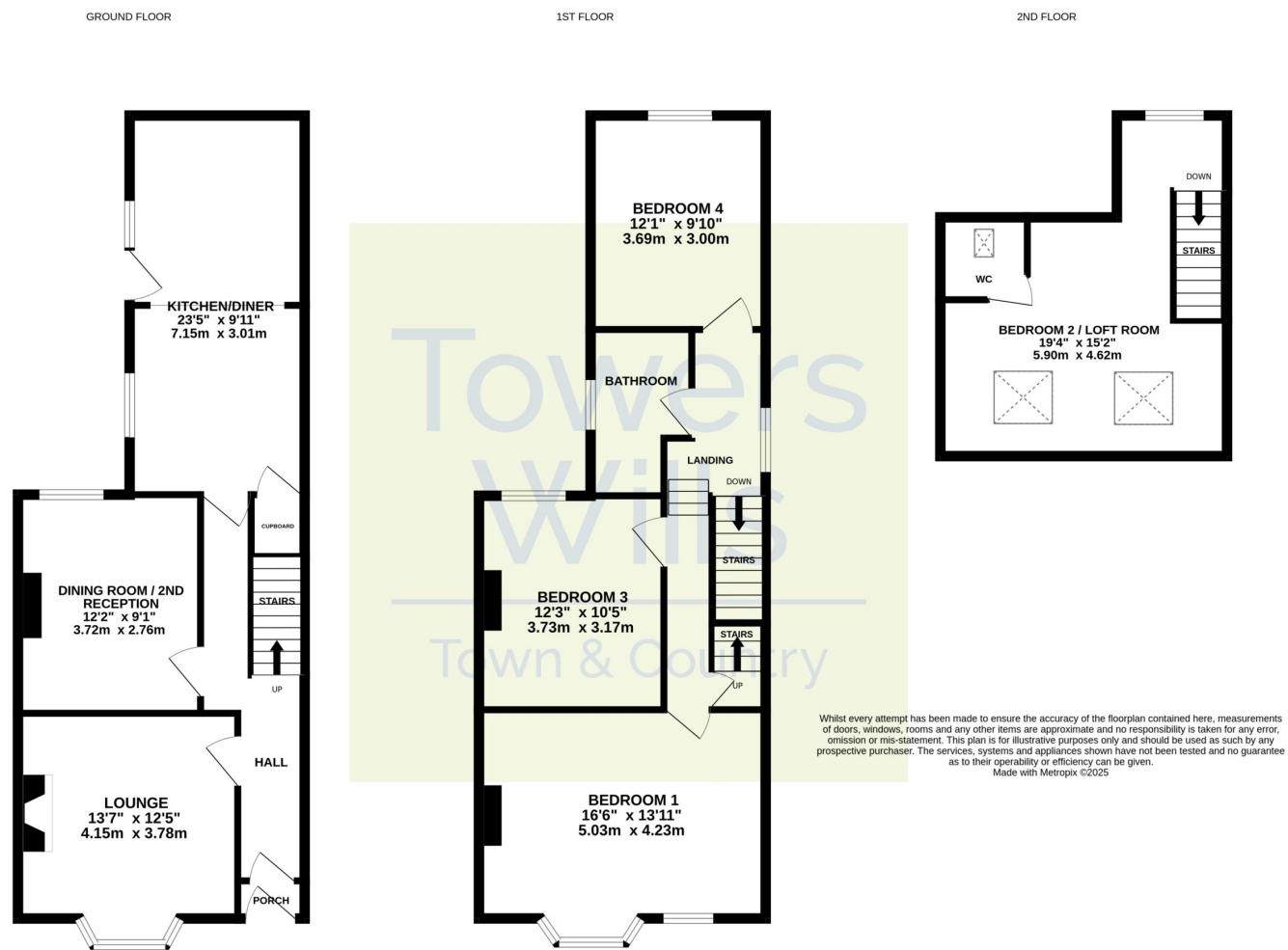
A superb opportunity to acquire a characterful family home with generous accommodation, parking, and a convenient location – early viewing is strongly advised.







# Floor Plan



2ND FLOOR

WC

BEDROOM 2 / LOFT ROOM  
19'4" x 15'2"  
5.90m x 4.62m

STAIRS  
DOWN

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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