

Towers Wills

Town & Country

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471, Fordhay, East Chinnoek, Yeovil, Somerset BA22 9EE

Guide Price **£325,000**

Towers Wills are delighted to bring to market this well-presented three-bedroom end of terrace home, situated in the popular village of East Chinnoek, ideally positioned between the towns of Yeovil and Crewkerne. Offering a blend of character features and modern comforts, the property includes Blue Lias stone flooring, feature fireplaces, modern kitchen, separate dining area, sitting room, downstairs master bedroom with ensuite, two further double bedrooms, family bathroom and large rear garden. Benefitting further from LPG central heating and double glazing throughout, this property is a superb village home.

Entrance Porch

Double glazed entrance door to front with door into sitting room.

Sitting Room 3.40m x 5.15m - Maximum Measurements

A charming reception space with Blue Lias stone flooring, double glazed window to front, radiator, and log burner.

Bedroom One 3.77m x 3.80m - Maximum Measurements

Double glazed window to front, radiator.

En Suite

Comprising shower cubicle, wash hand basin, WC, heated towel rail, wall-mounted electric heater, extractor fan, and double glazed window to rear.

Dining Area 2.48m x 3.84m - Maximum Measurements

With radiator, double glazed window to rear, under-stairs cupboard, and stairs to first floor.

Kitchen 2.15m x 4.33m - Maximum Measurements

Fitted with a modern range of wall, base and drawer units with wooden worktops, inset butler-style sink, integrated electric hob with extractor hood over, integrated electric oven and grill, integrated dishwasher, integrated under-counter fridge, space for washing machine, radiator, two double glazed windows to rear, and double glazed door to garden.

First Floor

Landing

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

Bedroom Two 3.47m x 2.75m

Double glazed window to front, radiator and feature fireplace.

Bedroom Three 2.51m x 3.16m

Double glazed window to rear and radiator.

Family Bathroom

Fitted with bath and electric shower over, wash hand basin, WC, heated towel rail, airing cupboard (housing LPG boiler), and double glazed window to side.

Front Garden

Largely laid to lawn with gravel area currently used by the current owner as off-road parking

Agents Note: There is currently no dropped kerb for vehicle access although the vendor has advised that planning permission has been paid for and granted. Please also note that there is a LPG tank located within the front lawn.

Rear Garden

A generous garden, mostly laid to lawn with patio seating area, outside tap, wooden shed and side gate. There is a private gate at the rear of the

Key Features

- Three Double Bedrooms (Master with En Suite to Ground Floor)
- Character Features Inc. Blue Lias Stone Flooring
- Sitting Room with Log Burner
- Separate Dining Area
- Large Rear Garden
- LPG Central Heating
- Village Location Between Yeovil & Crewkerne

Contact Us

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Energy Efficiency

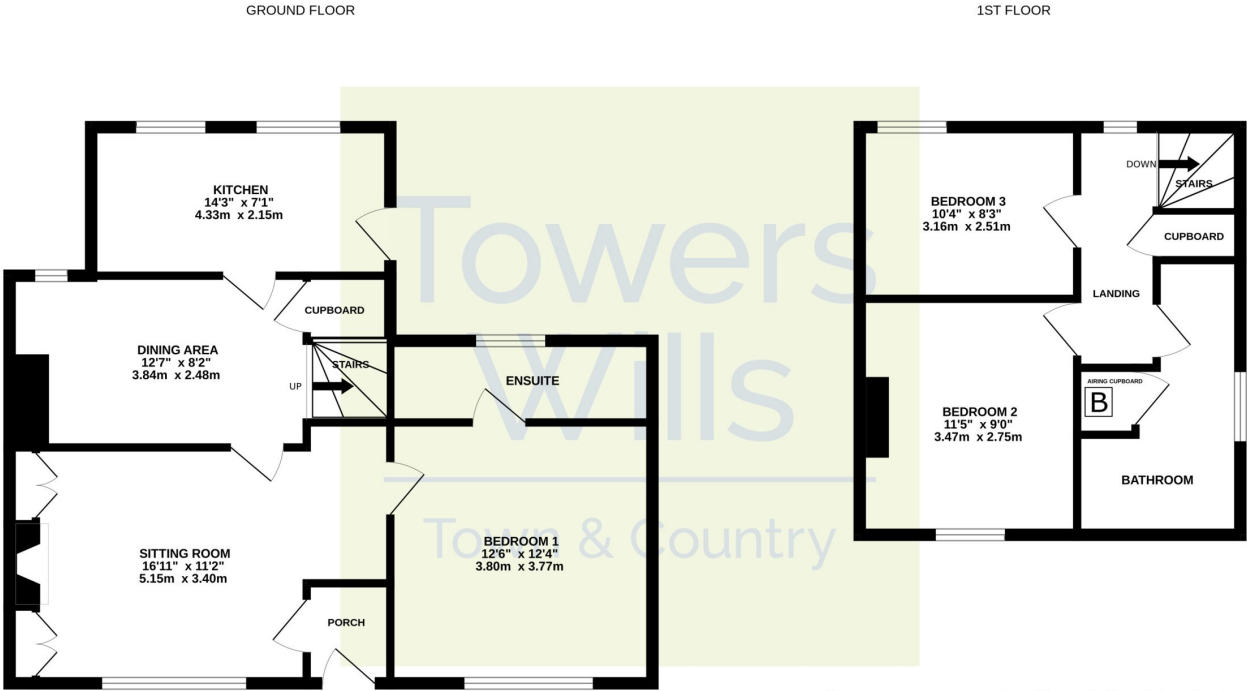
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	53 E	
21-38	F		
1-20	G		

garden allowing access to adjacent public footpath and the delightful countryside walks and views.

Agents Note: The neighbouring property has a right of way across the rear of 471 Fordhay, predominantly used for deliveries.



Floor Plan



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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