



**Towers
Wills**

Town & Country

52 Grove Avenue, Yeovil, Somerset, BA20 2BE

OIEO £525,000

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Towers Wills welcome to the market this beautiful Edwardian family home within walking distance of the town centre and local schools. This fine home blends traditional style with modern convenience with an abundance of character features throughout. The spacious accommodation briefly comprises: storm porch, reception hallway, cloak w.c, three reception rooms, kitchen breakfast room, utility room, five double bedrooms, office, en-suite, two bathrooms, driveway and rear garden.

Key Features

- **Highly Sought-after Location**
- **Five Bedrooms**
- **Three Reception Rooms**
- **Beautifully Presented Throughout**
- **Large Rear Garden**
- **Driveway Parking**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Storm Porch

With sheltered canopy.

Reception Hallway

A large reception area with magnificent original tiled flooring, glazed door and window to the front, under stairs storage cupboard, further under stairs recess and radiator.

Living Room

A light and spacious room with large sash bay window to the front, high ceilings, beautiful marble fireplace with gas fire and granite hearth and radiator.

Family Room

With bay sash window to the side, exposed floorboards and radiator.

Dining Room

With marble fireplace, gas fire glazed patio doors opening out to the rear garden and radiator.



Kitchen/Breakfast Room

A quality fitted kitchen comprising of a range of wall, base and drawer units, granite work surfacing with under mounted sink, space for Range cooker with cookerhood over, integrated dishwasher, tiled floor, radiator, space for fridge, glazed display cabinet with lighting, sash window to the rear, window to the front, door to the rear garden and door to utility room.

Utility Room

With a range of matching kitchen units with granite work surfacing and stainless steel sink, space for washing machine, space for tumble dryer, space for freezer, tiled floor, door to the front, velux skylight, radiator and door to cloak w.c.

Cloak W.C

Comprising w.c, wash hand basin with granite surfacing, vanity unit under, tiled floor, radiator and window to the rear.

First Floor Landing

Stairs from reception hallway, radiator and wardrobe.

Bedroom

With two sash windows to the front. Radiator.



Bedroom

With window to the side and built-in wardrobes. Original fireplace

Bedroom

With window to the rear. Original fireplace. Fitted wardrobes and door to en-suite.

En-suite

Comprising of shower cubicle, wash hand basin, bath, heated towel rail, extractor fan, window to the rear, radiator and part tiled.

Bathroom

Suite comprising of bath, twin wash hand basins with vanity unit under, separate shower cubicle, w.c, extractor fan, heated towel rail, velux window, airing cupboard and part tiled.

Office

With window to the front and radiator.

Second Floor Landing

Stairs from the first floor landing and doors to the bedrooms.



Bedroom

With double glazed window to the front. Original fireplace. Velux skylight, radiator and multi coloured LED wall mounted lower lighting.

Bedroom

With double glazed window to the side, fireplace and radiator.

Shower Room

Suite comprising shower cubicle, wash hand basin with vanity unit under, w.c, storage to the eaves, velux skylight and radiator.

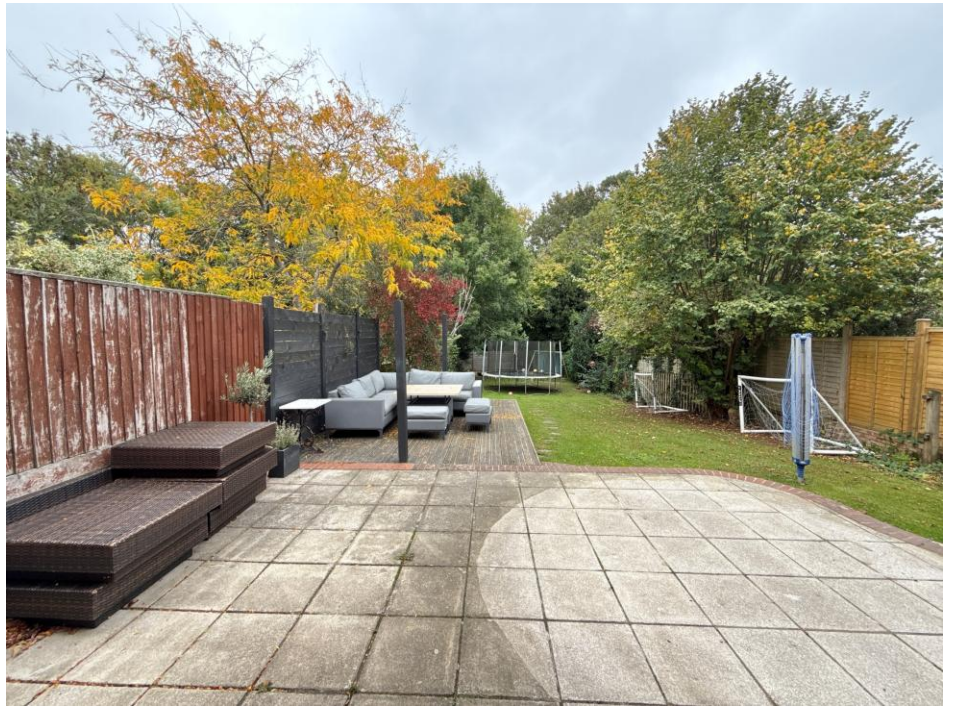
OUTSIDE

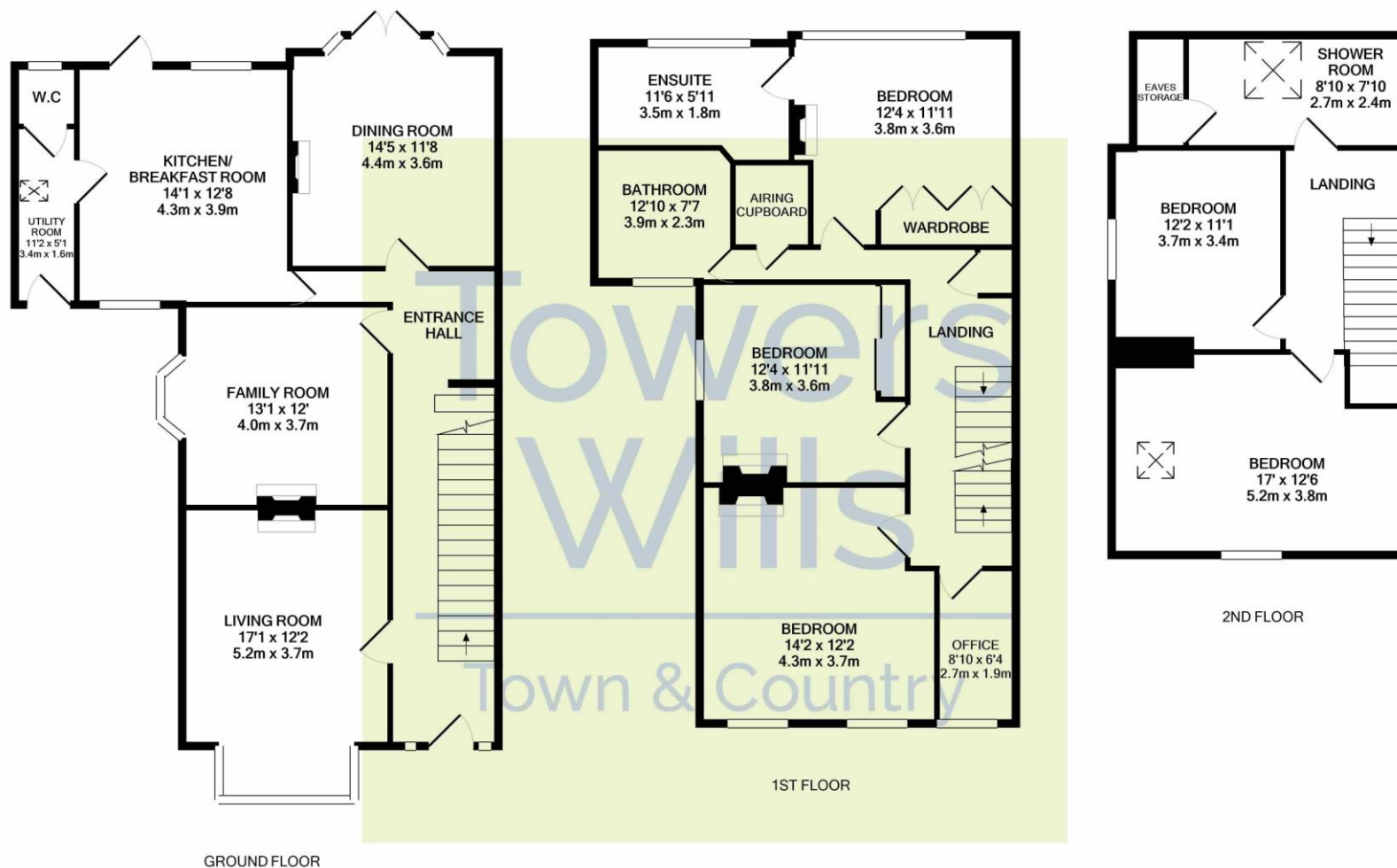
Front Garden

To the front of the property is an area of block paved driveway providing off road parking.

Rear Garden

A large rear garden being majority laid to lawn with patio area and decked area with LED lighting. To the far end of the garden there is a further area laid to patio.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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