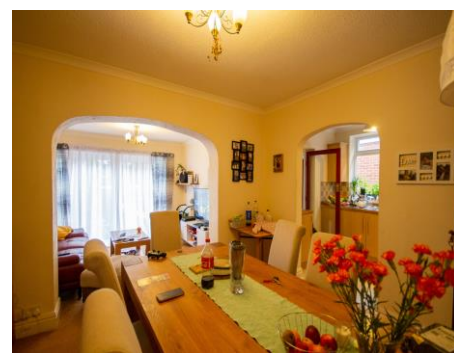


# Towers Wills

Town & Country

Offers in excess of  
**£280,000**



## 107 Preston Grove, Yeovil, Somerset, BA20 2DB

Towers Wills welcome to the market this extended four bedroom, three reception room, spacious detached family home situated in a popular residential location within walking distance of Leonardo Helicopters, local schools and amenities. The spacious accommodation briefly comprises: reception hallway, living room, dining room, family room, kitchen, utility room, cloak/w.c, four bedrooms, study, bathroom, driveway, south facing garden and no onward chain.

### Key Features

- Extended
- Four bedrooms
- Three reception rooms
- Spacious family home
- In need of some updating
- Sought after location

### **Porch**

With glazed double doors to the front.

### **Reception Hallway**

With original stain glass feature entrance glazed door and porthole window to the side.

### **Living Room**

A spacious bay fronted room with window to the front, radiator and open fireplace.

### **Dining Room**

Being open plan to the kitchen with woodburning stove, radiator and being open to the family room.

### **Family Room**

With patio doors opening to the rear garden and radiator.

### **Kitchen**

Comprising of a range of wall, base and drawer units, work surfacing with inset stainless steel sink/drainers, integrated electric oven, integrated gas hob with stainless steel splash back and cookerhood over, window to the side and door to the utility room/cloakroom.

### **Utility Room**

With a continuation of wall and base units, space for fridge/freezer, plumbing for washing machine, window and door to the rear and door to cloak/w.c.

### **Cloak W.C**

Comprising of w.c and window to the side.

### **First Floor Landing**

Stairs from reception hallway and window to the side.

### **Master Bedroom**

A spacious bay fronted room with window to the front and radiator.

### **Bedroom Two**

With window to the side and radiator.

### **Bedroom Three**

With window to the rear and radiator.

### **Bedroom Four**

With window to the front and radiator.

### **Study**

Window to the side and radiator.

### **Bathroom**

A spacious family bathroom with suite comprising corner bath, separate shower cubicle, wash hand basin, wc, window to the rear and radiator.

### **Outside**

To the front of the property is an area of garden being laid to lawn with planted shrub borders.



### Driveway

Providing off road parking and gates leading through to a further area of driveway.

### Rear Garden

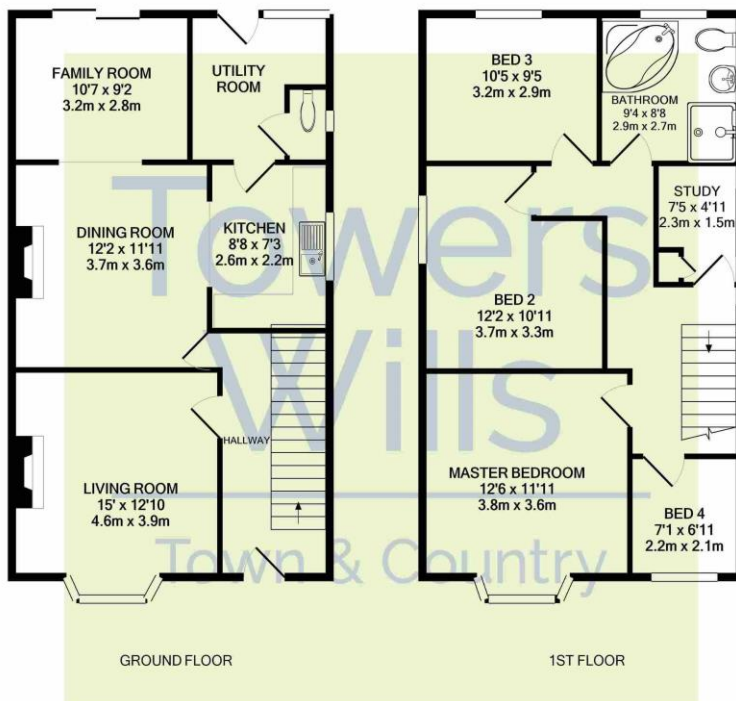
The rear garden being majority laid to lawn, stocked borders with a variety of mature plants, trees and shrubs and a patio area.

### Agents note:

The property in 2019 had upgraded double glazed windows, fascias and soffits newly fitted throughout. The boiler has is less than 8 years old.

## Floor Plan

## Energy Efficiency and Environmental Impact Pending



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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