

Towers Wills

Town & Country

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23, Heather Way, Yeovil, Somerset BA22 8DZ

Offers Over **£270,000**

This beautiful home situated in a private position within this sought after location. The property has a large driveway providing off road parking for several vehicles, ideal for motor home etc. The well presented accommodation comprises: Hallway, cloak W.C, living room, conservatory, three bedrooms, en-suite, bathroom, front and rear gardens, driveway and garage.

Description:

This beautiful home situated in a private position within this sought after location. The property has a large driveway providing off road parking for several vehicles, ideal for motor home etc. The well presented accommodation comprises: Hallway, cloak W.C, living room, conservatory, three bedrooms, en-suite, bathroom, front and rear gardens, driveway and garage.

Accommodation:

Entrance

Double glazed door to the front opening into:

Entrance Hall

Stairs rising to the first floor. Radiator.

Cloakroom

Double glazed window to the side. Suite comprising wash hand basin with tiled splashback. Low level WC. Radiator.

Kitchen 8' 9" x 7' 11" (2.67m x 2.41m)

Double glazed window to the front. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated hob with cooker hood over, glass splashback and oven below. Plumbing for washing machine. Wall mounted boiler. Radiator.

Living Room 15' 5" max x 14' 4" max (4.70m max x 4.37m max)

Double glazed patio doors to the rear opening into the conservatory. Understairs storage cupboard. Aerial point. Radiator.

Conservatory 12' 2" x 9' 4" (3.71m x 2.84m)

UPVC construction with double glazed windows to the rear and sides. Double glazed French doors to the rear opening to the garden. Laminate flooring. Radiator.

First Floor Landing

Storage cupboard. Access to the loft space.

Bedroom One 11' 5" x 8' (3.48m x 2.44m)

Double glazed window to the rear. Built in wardrobe. Radiator. Door opening into:

En Suite

Suite comprising shower cubicle. Wash hand basin. Low level WC. Fully tiled. Towel radiator.

Bedroom Two 8' 4" x 8' 2" (2.54m x 2.49m)

Double glazed window to the front. Radiator.

Key Features

- Beautifully presented throughout
- Three bedrooms
- Parking for 8 vehicles
- Private position within sought after location
- Cloak W.C

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bedroom Three 8' x 6' 1" (2.44m x 1.85m)
Double glazed window to the rear. Radiator.

Bathroom

Suite comprising enclosed bath with mixer tap. Wash hand basin. Low level WC. Inset spotlights. Fully tiled. Towel radiator.

Outside:

Driveway

The properties private position tucked away has the added benefit of a substantial driveway providing off road parking for several vehicles, ideal for motorhome etc.

Garage 17' 6" x 8' 8" (5.33m x 2.64m)

Up and over door to the front.

Front Garden

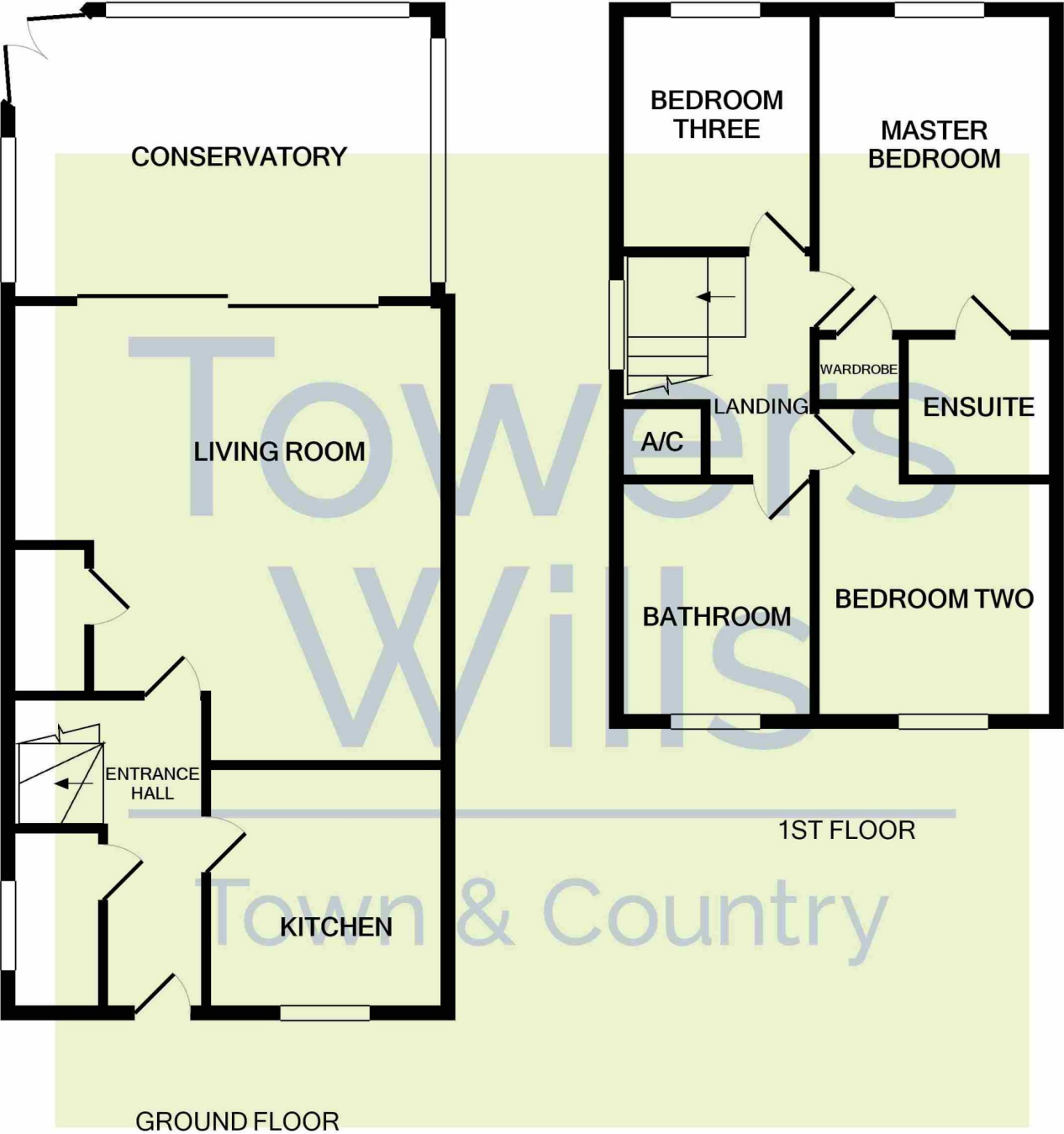
There is a small lawn area to the front of the property with outside tap. Gated side access leading to the rear garden.

Rear Garden

A fully enclosed rear garden with a paved patio area. Steps then rising to a lawn area with flower and plant borders. To the head of the garden is a raised decking area providing an ideal seating area.



Floor Plan



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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