

Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



**Nossmayo, Over Stratton, South Petherton, Somerset
TA13 5LB**

£367,500

Towers Wills are delighted to market this three-bedroom semi-detached bungalow, situated on the edge of the popular village of Over Stratton, enjoying an idyllic rural setting. The property benefits from driveway parking, garage, oil-fired central heating and double glazing throughout, offering a wonderful balance of countryside living with convenient access to nearby amenities and the A303. The accommodation comprises spacious open-plan kitchen/dining/living area with log burner and three good size bedrooms served by a family bathroom. Externally, the property enjoys a generous front and side garden, along with a courtyard-style rear garden and private gated driveway.

Accommodation:

Entrance Porch 1.83m x 1.90m
Double glazed doors and window to front, double glazed window to side, radiator and door to entrance hall.

Entrance Hall
Loft hatch and airing cupboard housing hot water tank.

Open Plan Kitchen/Dining/Living Area 8.63m max x 5.06m max
A spacious and versatile living area with double glazed windows to front and rear, double glazed door to rear courtyard garden, log burner and two radiators.

Kitchen Area 3.13m x 3.61m
Fitted with one and a half bowl stainless steel sink/drainer, integrated fridge/freezer, integrated electric hob with extractor over, integrated electric oven, space for washing machine and dishwasher, plus a breakfast bar.

Bedroom One 3.63m x 3.90m
Double glazed window to front, radiator and two fitted double wardrobes.

Bedroom Two 2.82m x 3.43m
Double glazed window to rear and radiator.

Bedroom Three 2.83m x 2.72m
Double glazed window to rear and radiator.

Bathroom
Double glazed window to side, heated towel rail, bath with shower over, wash hand basin and WC.

Outside:

Front & Side Garden
Generous garden areas predominantly laid to lawn, with planted areas, outside power and gated driveway providing off-road parking. Oil tank located to the side.
Rear Garden
Courtyard-style garden, laid to gravel for ease of maintenance.
Garage
With up and over door to front, power and light, personal door and double glazed window to rear.

Agents Notes: Access to the property is initially via a right of way over the neighbours' driveway that leads to a private gated driveway.
A fantastic opportunity to acquire a bungalow in a desirable village location, which offers great potential for extension (STP). Viewing highly recommended!

Key Features

- Well Presented Throughout
- Semi-Detached
- Popular Village Location
- Three Bedrooms
- Garage & Driveway
- Gardens
- Countryside Views

Contact Us

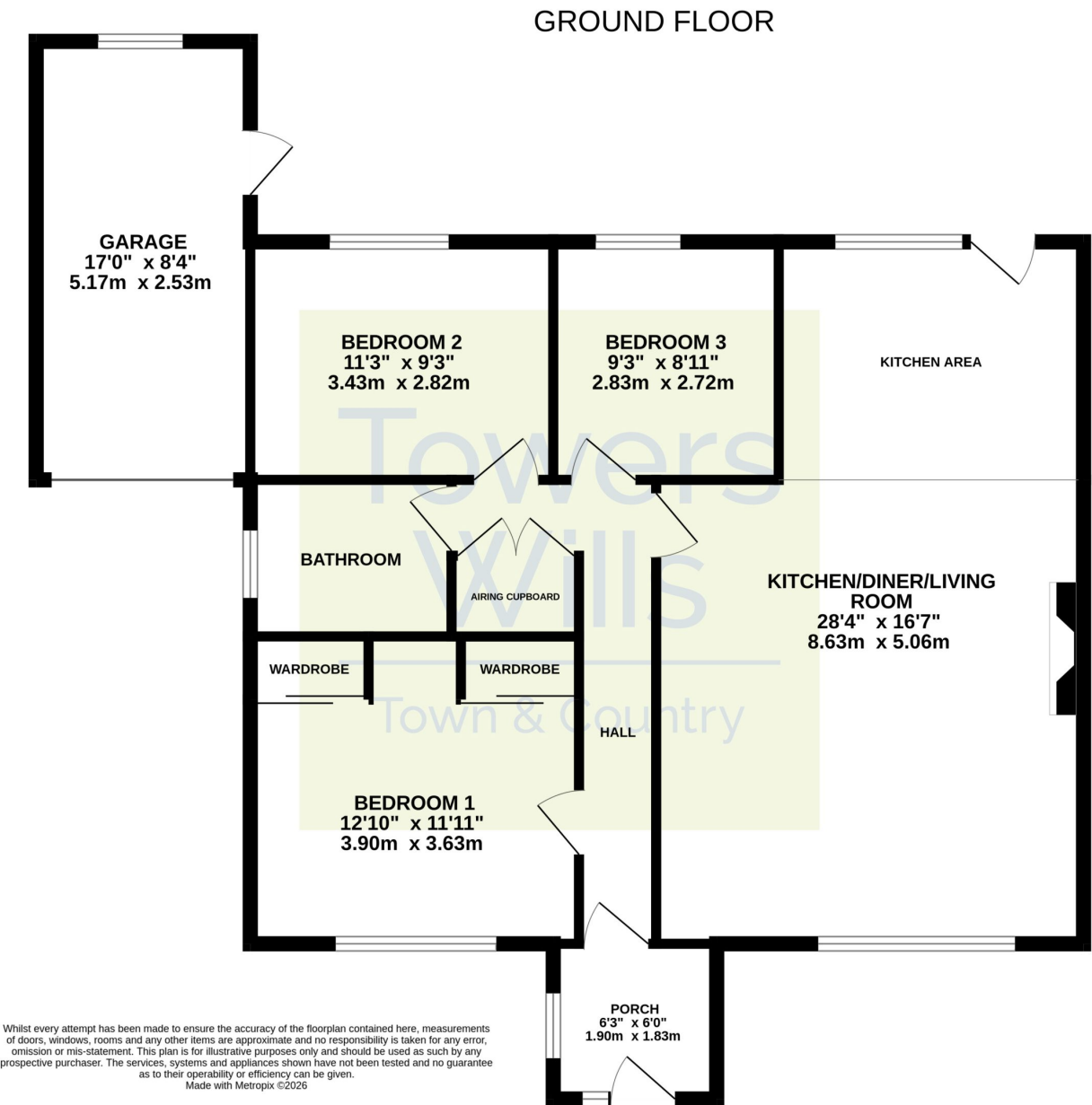
Towers Wills Estate Agents - Yeovil
114, Hendford Hill
Yeovil
Somerset
BA202RF
T: 01935 577032
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Floor Plan



Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view