

# Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | 📩 [info@towerswills.co.uk](mailto:info@towerswills.co.uk)



**69, St Marys Crescent, Yeovil, Somerset BA21 5RR**  
**£250,000**

Towers Wills are pleased to bring to market this well presented three bedroom semi-detached home, occupying a generous plot and benefiting from ample driveway parking, a downstairs shower room and a large conservatory. The property offers versatile accommodation and is ideally suited to first time buyers or growing families.

## Accommodation:

Porch

Double glazed door to the side.

Entrance Hall

Double glazed door from the porch, radiator and useful storage cupboard.

Sitting Room – 3.91m max x 4.85m max

A spacious and welcoming living room with double glazed window to the front, radiator, gas fireplace incorporating a back boiler serving the central heating system, and under-stairs storage cupboard.

Kitchen – 2.64m x 3.30m

Double glazed window overlooking the conservatory and single glazed door leading into the conservatory. Fitted with a one bowl porcelain sink with drainer, integrated under-counter fridge and freezer, integrated electric oven and grill, electric hob with extractor over, and space for washing machine.

Conservatory – 3.27m x 4.11m

An excellent additional living space with double glazed windows to the rear, double glazed French doors and windows to the side, radiator and lighting.

Downstairs Shower Room

Double glazed window to the rear (with privacy glass). Suite comprising WC, wash hand basin, heated towel rail and shower cubicle with electric shower.

First Floor Landing

With loft hatch access.

Bedroom One – 3.12m max x 4.86m max

Double glazed windows to the front, radiator and fitted wardrobe.

Bedroom Two – 4.50m x 2.43m

Double glazed windows to the rear and side, radiator and airing cupboard housing the water tank.

Bedroom Three – 2.72m x 2.35m

Double glazed window to the rear and radiator.

## Outside:

To the front, the property is largely laid to driveway, providing ample off-road parking. Gated side access leads to the rear garden. The rear garden is mainly laid to lawn with patio & decked seating areas and planted borders.

There is a brick-built outbuilding, originally the garage, measuring 4.79m x 2.67m, with power and light, double glazed windows to the side and front,

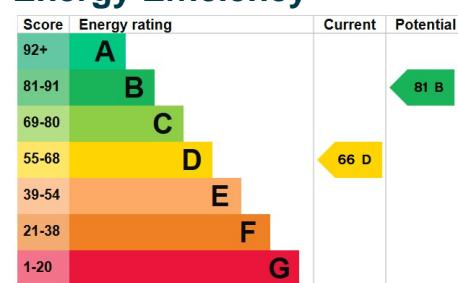
## Key Features

- Well Presented Throughout
- Semi-Detached
- Three Bedrooms
- Driveway & Garage
- Delightful Gardens

## Contact Us

**Towers Wills Estate Agents - Yeovil**  
114, Hendford Hill  
Yeovil  
Somerset  
BA202RF  
T: 01935 577032  
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency



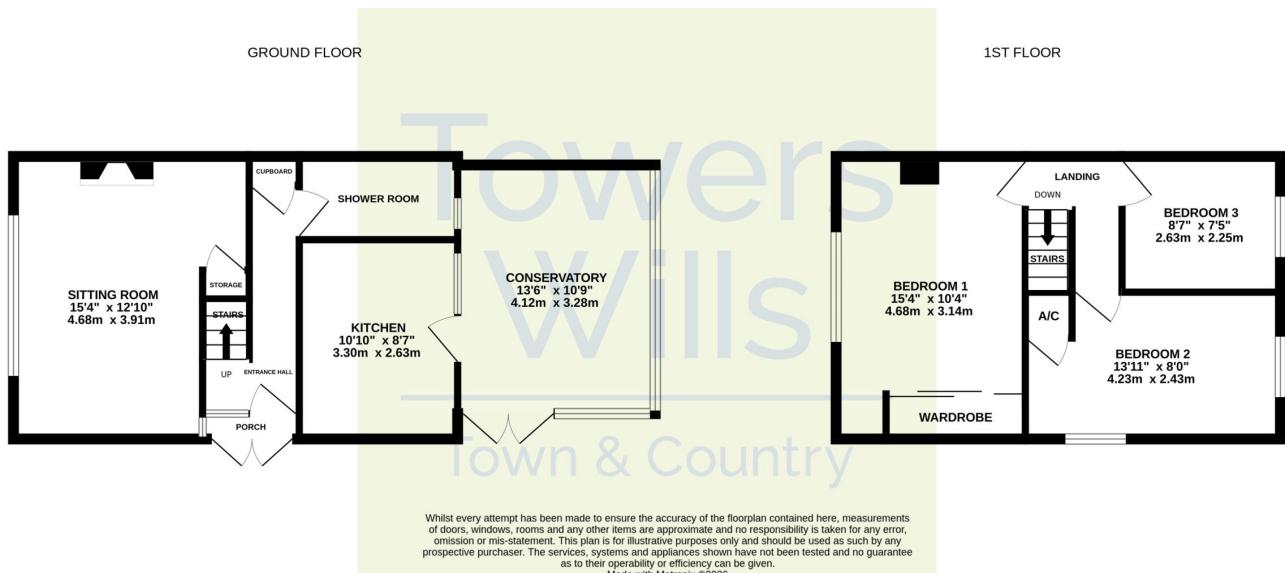
and a door to the front. This space would make an ideal home office, studio or hobby room.

A well proportioned home offering flexible accommodation and generous outdoor space.

Early viewing is highly recommended—please contact Towers Wills to arrange your appointment.



# Floor Plan



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**Towers Wills**

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)