

# Towers Wills

Town & Country

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**38a, Lower Wraxhill Road, Yeovil, Somerset BA20  
2JT**

**£425,000**

Towers Wills welcome to market this very well presented three-bedroom detached bungalow, situated within a quiet cul-de-sac and built in 2010. Offered for sale with no onward chain, the property provides spacious and well-balanced accommodation throughout, including a lounge/diner, modern kitchen/breakfast room, three double bedrooms, master en-suite and family bathroom. Externally, the home benefits from ample driveway parking, garage and a private rear garden. An excellent opportunity to acquire a modern bungalow in a sought-after location—early viewing is highly recommended.

## Accommodation:

### Entrance Hall

Double glazed door and side window, radiator, storage cupboard and airing cupboard housing gas boiler and radiator.

### Kitchen/Breakfast Room (3.54m x 3.65m)

Double glazed windows to the front and side, radiator. Fitted with a range of units, one and a half bowl porcelain sink with drainer, integrated dishwasher, space for washing machine, five ring gas hob with extractor over and integrated electric oven and grill.

### Lounge/Diner (5.25m max x 5.68m max)

A spacious dual-purpose room with two radiators, double glazed window to the rear and patio doors to the side. Feature gas fireplace.

### Bathroom

Double glazed window to the side, radiator and heated towel rail. Suite comprising bath with central taps, separate shower cubicle, wash hand basin, WC, shaving point and extractor fan.

### Bedroom One (4.31m x 3.85m)

Double glazed window to the rear, two built-in double wardrobes and radiator.

### En-Suite

Double glazed window to the side, shower cubicle, wash hand basin, WC, heated towel rail and extractor fan.

### Bedroom Two (4.48m max x 3.43m max)

Double glazed window to the front, radiator and built-in double wardrobe.

### Bedroom Three (2.77m x 3.09m)

Double glazed window to the side and radiator.

## Outside:

### Front

Block paved driveway providing ample off-road parking and leading to the garage. Planted beds and open to the side garden and entrance to property.

### Rear/Side Gardens

Lawn and patio areas, mature shrubs and planted borders. Outside tap and personal door to the rear of the garage.

### Garage (3.22m x 2.83m)

Electric roller door to the front, power and light, eaves storage and door leading to:

### Workshop (2.26m x 2.83m)

## Key Features

- Detached Bungalow
- Highly Desirable Location
- NO ONWARD CHAIN
- Three Double Bedrooms
- Master En-suite
- Gardens
- Garage & Driveway

## Contact Us

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## Energy Efficiency

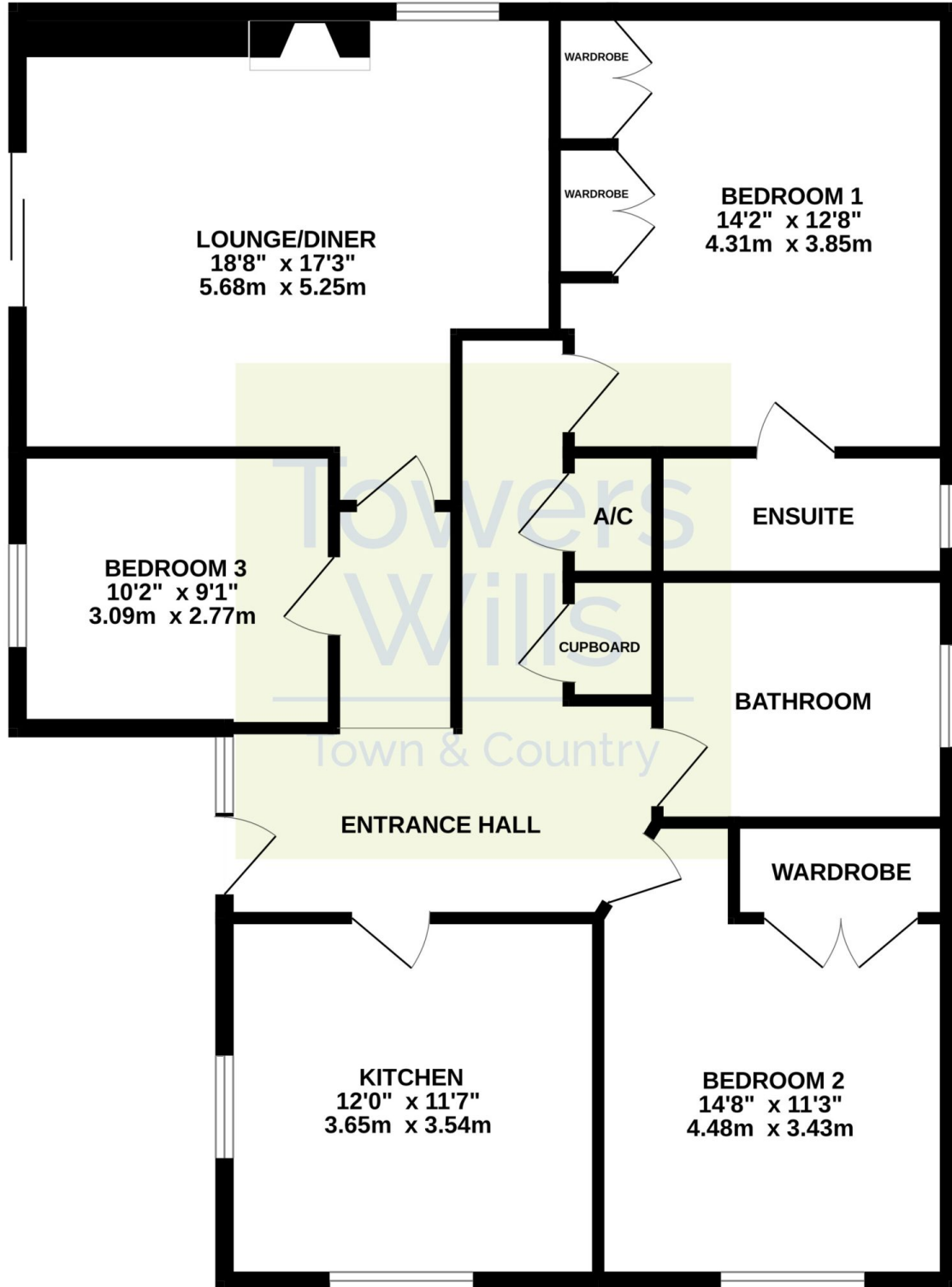
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Double glazed window to the rear, power, light and personal door to the garden.



# Floor Plan

## GROUND FLOOR



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## **Towers Wills**

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