

# Towers Wills

Town & Country

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



**26, Woodcote, Yeovil, Somerset BA20 2SE**

**Offers Over £235,000**

Towers Wills are pleased to welcome to market this well presented three-bedroom home, ideal for families, first-time buyers, or those seeking a stylish, low-maintenance property in a sought-after location. The property offers spacious living accommodation, a stunning open-plan kitchen/diner, and a delightful landscaped rear garden — perfect for relaxing or entertaining.

## Accommodation:

### Reception Hallway

Upon entering the property through a double-glazed front door, you are welcomed into a bright and airy hallway featuring stairs to the first-floor landing and a radiator. This space sets the tone for the rest of the home with its clean, contemporary feel.

### Lounge — 13' 11" x 11' 7" (4.24m x 3.53m)

A beautifully presented and inviting living room featuring a double-glazed window overlooking the front aspect, allowing for plenty of natural light. The electric fireplace creates a lovely focal point for cosy evenings, while glazed double doors open through to the kitchen diner, seamlessly connecting the living spaces. Radiator.

### Kitchen/Diner — 18' 6" x 10' 5" (5.66m x 3.18m)

A real highlight of the property, this impressive open-plan kitchen/diner is perfect for family meals and entertaining guests. The kitchen has been refitted to a high standard and comprises an excellent range of wall and base units with work surfaces, integrated electric oven, gas hob with cooker hood over, integrated dishwasher, and stainless steel sink inset. There is also space for a fridge/freezer and plumbing for a washing machine. A double-glazed door opens out onto the rear garden, creating a wonderful indoor-outdoor flow, while a window offers pleasant views over the garden. Additional features include an under-stairs storage cupboard, tiled splashbacks, and a radiator.

### First Floor Landing

Access to all bedrooms and the family bathroom. Hatch to the loft space, which benefits from a fitted ladder and boarded floor, offering additional storage. Airing cupboard housing the boiler.

### Bedroom One — 12' 8" x 8' 6" (3.86m x 2.59m)

A spacious and light principal bedroom featuring two double-glazed windows overlooking the front aspect. The room benefits from built-in mirrored sliding wardrobes, a further storage cupboard over the stairs, and a radiator.

### Bedroom Two — 10' 2" x 7' (3.10m x 2.13m)

A comfortable second bedroom with double-glazed window to the rear, enjoying views over the garden. Radiator.

### Bedroom Three — 6' 11" x 6' 11" (2.11m x 2.11m)

A versatile third bedroom, ideal as a child's room, home office, or guest room. Double-glazed window with outlook to the rear and radiator.

### Bathroom — 6' 1" x 8' (1.85m x 2.44m)

An immaculate, recently refitted bathroom finished to a modern standard. The suite comprises a panelled bath with shower over and glass screen, wash hand basin, W.C, chrome heated towel rail, tiled flooring, part tiled

## Key Features

- Well Presented Throughout
- Popular Location
- Three Bedrooms
- Low Maintenance Rear Garden
- Off Road Parking
- Garage

## 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

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		

walls, and double-glazed window to the side aspect.

**Outside:**

**Front Garden**

The front of the property has been attractively designed for low maintenance, laid to stone chippings with a pathway leading to the front door and an external storage cupboard.

**Rear Garden**

The enclosed rear garden is beautifully landscaped and designed for easy upkeep. Featuring an area of artificial grass with decorative stone chipping borders and a paved patio area — perfect for outdoor dining, entertaining, or simply enjoying the sunshine. Rear access is provided via a right of way across neighbouring gardens.

**Garage and Parking:**

A single garage is conveniently located in a block opposite the property, with an allocated parking space directly in front, providing secure parking and additional storage options.

**Agents Note:**

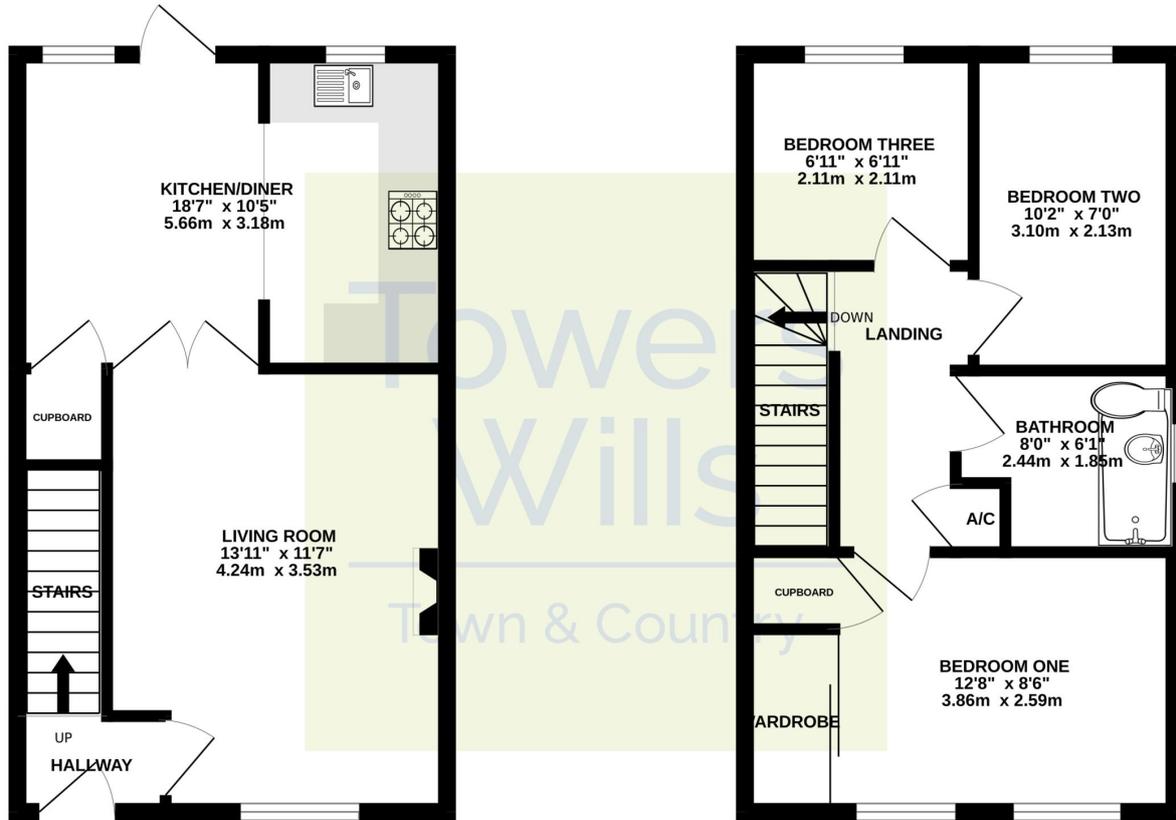
There is a right of way across the rear of the neighbouring gardens to provide access to the property's garden, and vice versa for 24 Woodcote.



# Floor Plan

GROUND FLOOR

1ST FLOOR



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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)