

# Towers Wills

Town & Country

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23, Woodland Grove, Yeovil, Somerset BA20 1NZ

**£230,000**

Towers Wills are delighted to market this delightful three-bedroom mid-terrace period property, rich in character and beautifully maintained by the current owners. The home offers deceptively spacious accommodation arranged over three floors and is ideally positioned within easy reach of Yeovil town centre and a wide range of local amenities.

### Accommodation:

The ground floor features a semi-open plan living and dining area, creating a light and sociable space, with double French doors opening directly onto the rear garden. From the dining area, there is a galley-style kitchen providing plumbing and space for white goods, whilst to the rear of the property there is a particularly useful utility area along with a convenient downstairs WC.

To the first floor are two well-proportioned bedrooms, including a generous double, together with a large family bathroom and an additional shower room. Completing the accommodation is the impressive main bedroom to the second floor, again offering generous space along with useful eaves storage.

### Outside:

Externally, the rear garden is designed for low maintenance, with a pathed area (accessed from both the dining area and utility space) bordered by raised flower beds and utilised by the current owner for potted plants. Additionally, a set of steps lead up to the raised decked seating area at the rear, enclosed by timber fencing. Beyond the garden and accessed via a gate is a parking area.

This attractive and well-presented period home must be viewed to fully appreciate the charm and convenience of this desirable property.

### Agents Note:

We are informed that there is a right to park a vehicle to the rear of the property on a first come first served basis, whereby permits can be obtained by the local council at no charge.

## Key Features

- Mid-Terrace
- Town Centre Position
- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Low Maintenance Rear Garden

## Contact Us

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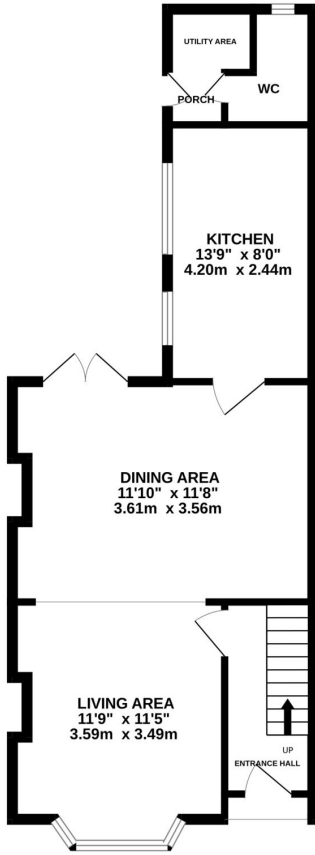
## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

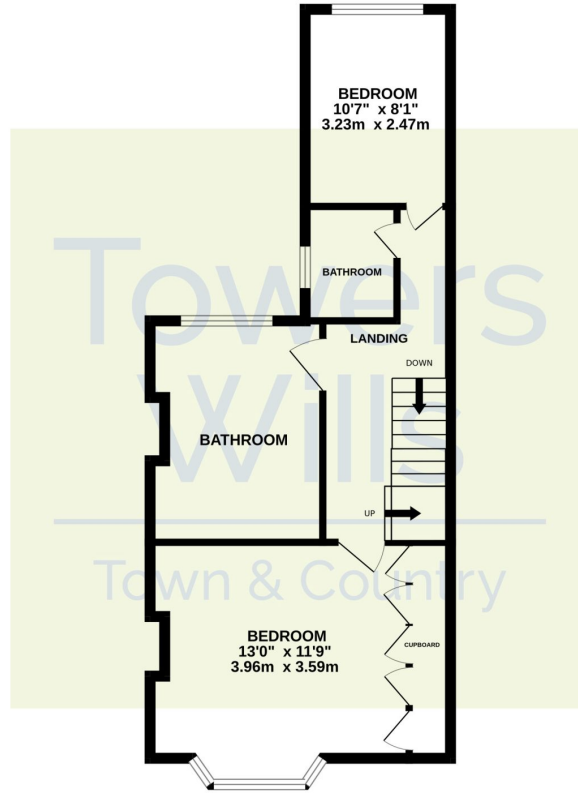


# Floor Plan

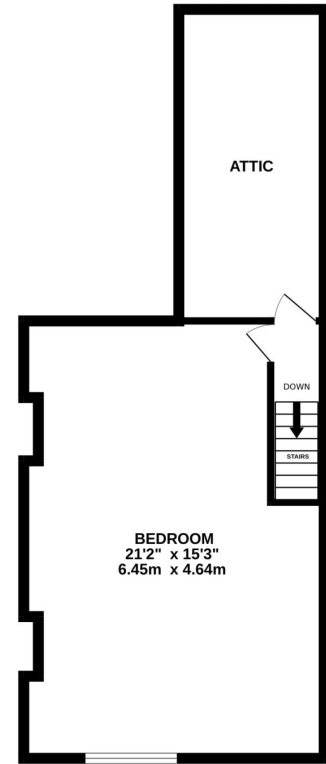
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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**Towers Wills**

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