

# Towers Wills

Town & Country

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**By The Yeo, Back Lane, Ilchester, Yeovil, Somerset  
BA22 8LZ**

**Offers Over £300,000**

Towers Wills are delighted to bring to market this well-presented, semi-detached bungalow, situated in a picturesque location overlooking the river Yeo and surrounding countryside. The property briefly comprises; entrance porch, kitchen/diner, shower room, two double bedrooms, sitting room with large conservatory to the rear, ample driveway parking to the front and a delightful rear garden from which to enjoy the local countryside, and situated within a short distance to the Ilchester local amenities. One not to miss, please contact Towers Wills for more information and to arrange a viewing.

**Porch** 1.33m x 1.40m

Double glazed windows to the sides and double glazed door to the front.

**Kitchen/Diner** 3.41m x 5.73m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink/drainers, two double glazed windows to the front, radiator, double glazed door to the porch, space for freezer, space for fridge, space for washing machine, space for dishwasher, integrated five-ring gas hob with extractor over and electric double oven.

**Shower Room** 3.39m x 1.19m – maximum measurements

Suite comprising shower cubicle with electric shower, wash hand basin, w.c, heated towel rail, double glazed window to the side and gas combi boiler.

**Bedroom One** 3.12m x 3.78m – maximum measurements

Double glazed window to the front and radiator.

**Bedroom Two** 2.76m x 3.75m – maximum measurements

Double glazed window to the side and radiator.

**Sitting Room** 3.12m x 7.00m – maximum measurements

Two double glazed windows to the rear, radiator, double glazed French doors leading to the conservatory.

**Conservatory** 2.54m x 7.46m – maximum measurements

Double glazed windows to the rear and side, double glazed French doors to the rear, radiator and wall mounted lighting.

**Front Garden**

There is a driveway providing off road parking for three vehicles, with the remainder being largely laid to lawn with a block-built storage shed and side gate access.

**Rear Garden**

The rear garden is largely laid to lawn with patio seating area, mature shrubs and trees, outside tap to the side, summerhouse including power and light and there is a stone-built outbuilding. Agents Note: Our vendor has advised Towers Wills that the neighbouring property has access across the rear of the property, for more details please contact Towers Wills.

## Key Features

- Well Presented Throughout
- Semi-Detached Bungalow
- Two Double Bedrooms
- Popular Location
- Driveway Parking
- Early Viewing Advised

## Contact Us

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## Energy Efficiency

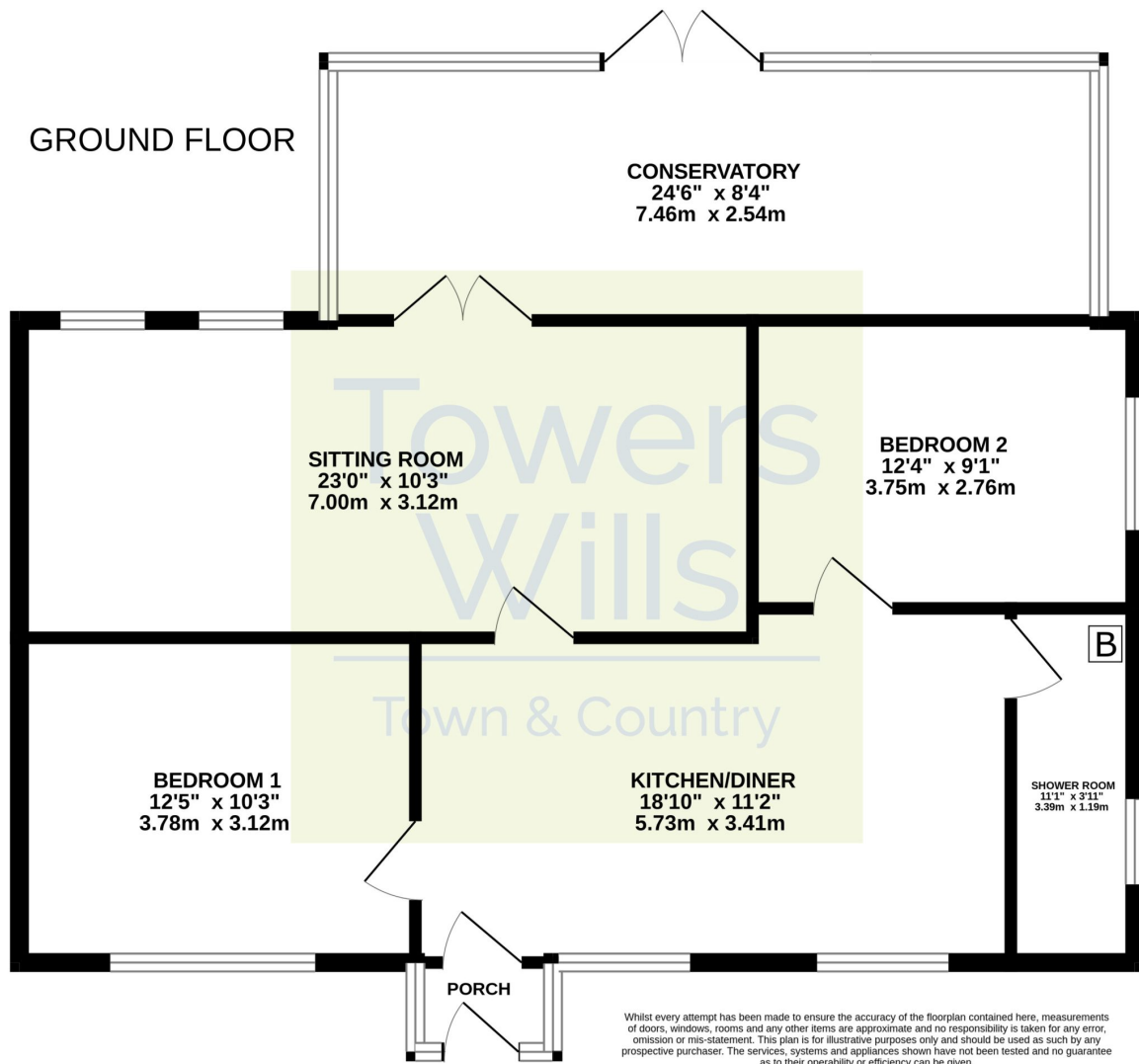
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		







# Floor Plan



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