



**Towers
Wills**

Town & Country

2 Wyvern Close, Yeovil, Somerset, BA20 2HF

**Offers over
£625,000**

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Towers Wills Estate Agents are delighted to present to the market this spacious and well-appointed four-bedroom detached residence, situated in a highly convenient position within easy reach of Yeovil Town Centre and local amenities, whilst also offering excellent commuter links towards Yeovil, Dorchester and surrounding towns.

- * Detached Family Home
- * Four Bedrooms
- * Highly Sought-after Location
- * Separate Apartment/Annex
- * Driveway Parking
- * Large Enclosed Rear Garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



The property has been well maintained by the current owners for approximately 10 years and offers generous and versatile living accommodation throughout. On entering, a welcoming hallway provides access to a large L-shaped lounge/diner and a well-appointed kitchen, which benefits from a range of integral appliances. Also located off the hallway and kitchen is a good-sized study, perfectly suited to modern-day home working or flexible family use.

From the kitchen there is access to a useful utility room, with pedestrian doors leading to both the front of the property and the rear garden. The lounge/dining area further benefits from a spacious sunroom, ideal for relaxing and enjoying views of the garden, with double doors opening directly onto the rear.



To the first floor, there are four bedrooms, with the main bedroom enjoying the added feature of a private balcony overlooking the rear garden and open fields beyond. A very generous family bathroom serves the bedrooms, complemented by a separate shower room, offering excellent convenience for family living.

Externally, the rear garden is of a very good size and is mainly laid to lawn with a large patio seating area, all enclosed by timber fencing and hedging. To the side of the property is a further private and sheltered patio area, together with a useful workshop. To the front, there is driveway parking for several vehicles.



The Apartment

A particular and notable feature of the property is the separate apartment, converted from the former garage of the house. This has been successfully operated as an Airbnb since 2021, providing a healthy income stream, and would be ideal for purchasers seeking additional income or multi-generational living. The annex benefits from its own gravel parking area and briefly comprises an open-plan living/kitchen/bedroom area with access to a modern and contemporary shower room.

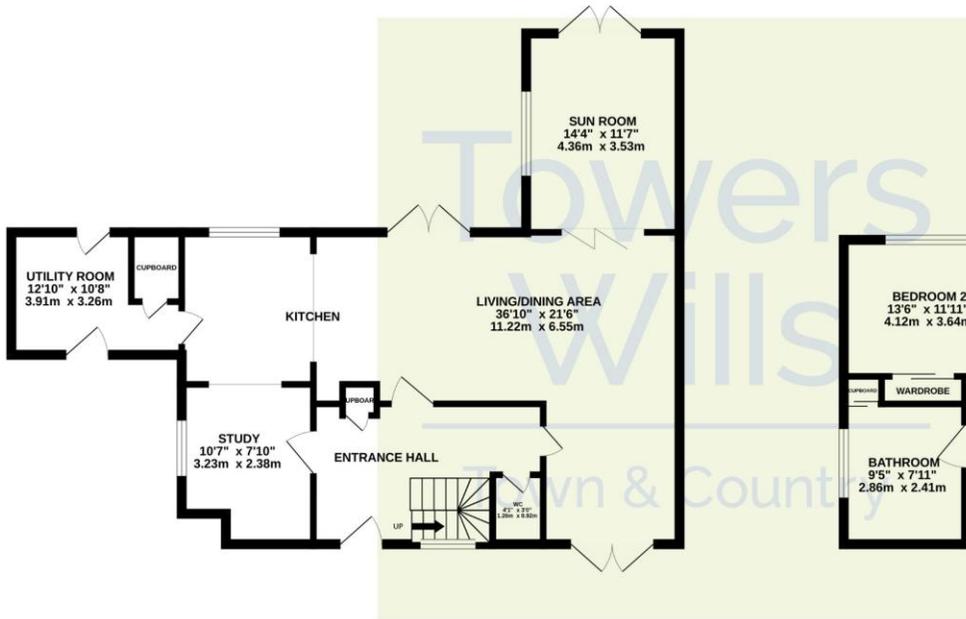
Further benefits of this fantastic property includes solar panels, which also provide an additional income.

This is a superb opportunity to acquire a substantial and versatile home in a desirable edge-of-town position, yet within easy reach of Yeovil Town Centre.

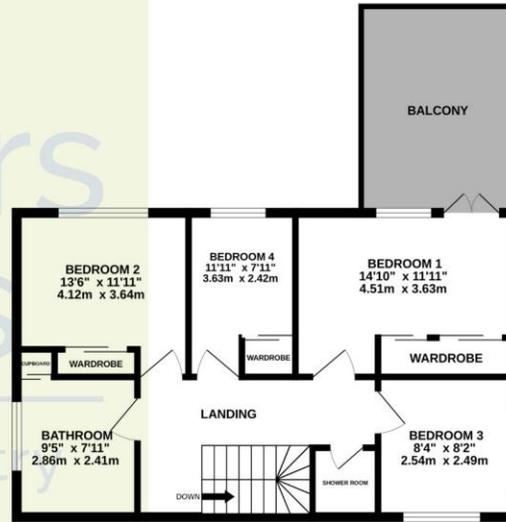
A viewing is highly recommended to fully appreciate the standard of accommodation, location and income potential this impressive property has to offer.



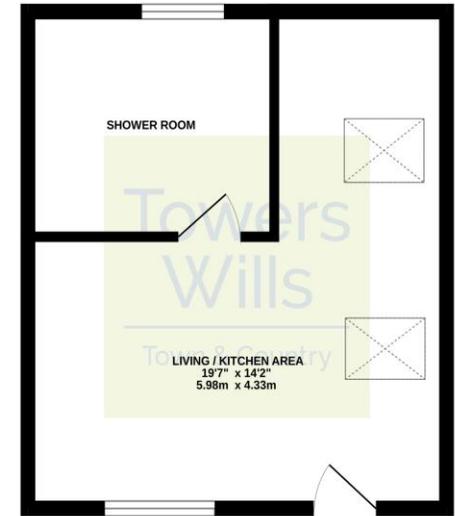
GROUND FLOOR



1ST FLOOR



GROUND FLOOR



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