

# Towers Wills

Town & Country

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**15, Forest Hill, Yeovil, Somerset BA20 2PE**

**£240,000**

Towers Wills are delighted to welcome to the market this three-bedroom semi-detached townhouse, situated in the ever-popular Forest Hill area of Yeovil. This ideal family home offers generous accommodation over three floors, benefiting from ample driveway parking, workshop, conservatory, delightful rear garden, and easy access to local amenities. This versatile home offers excellent value in a highly desirable area – early viewing is strongly advised.

## Accommodation:

### Ground Floor Accommodation

#### Entrance Hall

Accessed via front door, with useful storage cupboard and staircase rising to the first floor.

#### First Floor Accommodation

Lounge/Diner – 8.92m max x 4.74m max

A spacious open-plan living area with floor-to-ceiling double glazed windows to the front, two radiators, stairs rising to the second floor and descending to the ground floor. Double glazed patio doors open into:

Conservatory – 1.91m x 2.79m

A pleasant garden room with power and light, double glazed windows to the sides and rear, and two double glazed doors opening onto the garden.

Kitchen – 3.32m x 2.16m

Fitted with a range of base units and worktops, space for cooker with extractor over, plumbing for washing machine, one-and-a-half bowl steel sink/drain, space for under-counter fridge and freezer. Wall-mounted gas combi boiler and double glazed window to the rear aspect.

### Second Floor Accommodation

#### Landing

With double glazed window to the side aspect and loft hatch.

Bedroom One – 4.18m x 2.83m

A spacious double bedroom with double glazed window to the front, radiator and built-in wardrobe.

Bedroom Two – 3.49m x 2.82m

Double bedroom with double glazed window to the rear, radiator and built-in wardrobe.

Bedroom Three – 3.31m x 1.81m (max measurements)

Double glazed window to the front, radiator and built-in storage cupboard.

#### Family Bathroom

Fitted with a white suite comprising panelled bath with electric shower over, wash hand basin, WC, heated towel rail, extractor fan, shaver point and double glazed window to the rear.

#### Outside

To the rear, the property enjoys a delightful enclosed garden set over multiple levels, with patio seating area ideal for outdoor dining, established planting, and side gated access to the front of the property.

## Key Features

- Three Bedrooms
- Semi-Detached Townhouse
- Lounge/Diner & Conservatory
- Workshop (formerly garage)
- Ample Driveway Parking
- Gas Central Heating (Combi Boiler)

## Contact Us

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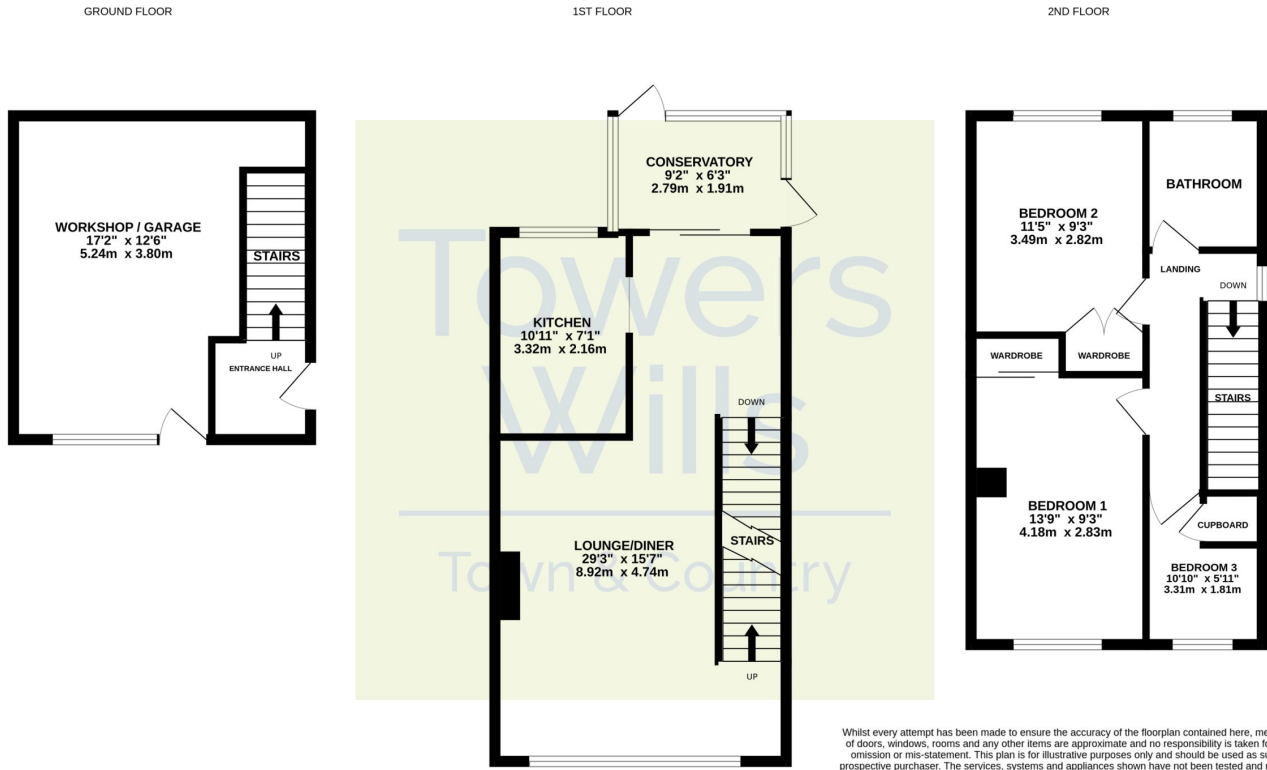
## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

To the front, there is ample driveway parking, leading to a workshop (formerly a garage), now converted with the addition of a double glazed window and door in place of the original up-and-over garage door (this could be reinstated by buyers who prefer a garage).



# Floor Plan



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