

# Towers Wills

Town & Country

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**Chilton Vale, Fore Street, West Camel, Somerset  
BA22 7QW**

**£400,000**

Towers Wills are delighted to present this three-bedroom detached home, situated in the popular village of West Camel. Occupying an elevated position above the main road running through the village, the property enjoys a delightful setting with countryside views to the rear. Offering spacious accommodation throughout, the home benefits from driveway parking, integral garage, conservatory and a good size rear garden. The property is offered to the market with no onward chain.

## Accommodation:

### Storm Porch

Leading to the main entrance.

### Entrance Hall

Double glazed door to the front with double glazed windows to the front and side, radiator and useful under-stairs storage cupboard.

### Downstairs WC

Double glazed window to the front, WC, wash hand basin and radiator.

### Lounge/Diner (L-Shaped – 5.86m max x 5.92m max)

A generous living space with three radiators, double glazed window to the rear, feature multi-fuel log burner and serving hatch through to the kitchen. Double glazed patio doors lead through to the conservatory. The dining area measures approximately 2.57m x 3.20m.

### Conservatory (3.56m x 3.66m)

With double glazed windows to the front and sides, double glazed French doors to the front garden, power and light.

### Kitchen (2.71m max x 4.69m max)

Fitted with a one bowl stainless steel sink/drainage, integrated electric hob and integrated electric oven, space for undercounter fridge, radiator and double glazed window to the rear. Single glazed door providing access to the side / rear porch and garage.

### Rear Porch / Utility Area (1.99m max x 3.77m max)

Double glazed window to the rear, additional internal window to the garage, radiator, plumbing for washing machine, wooden stable door to the side and personal door providing access to the garage.

### First Floor Landing

Double glazed window to the side, radiator, loft hatch and airing cupboard housing the hot water tank.

### Bedroom One (3.03m x 3.91m plus wardrobe)

Two double glazed windows to the front, radiator and built-in wardrobe.

### Bedroom Two (2.74m x 3.49m)

Double glazed window to the rear enjoying countryside views, radiator, built-in double wardrobe and additional fitted storage.

### Bedroom Three (3.03m x 2.25m)

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

### Family Bathroom

Double glazed window to the rear, bath with electric shower over, wash hand basin, WC, heated towel rail, shaver point and extractor fan.

## Key Features

- Detached Family Home
- Popular Village Location
- Three Bedrooms
- Countryside Views to the Rear
- NO ONWARD CHAIN
- Driveway & Garage
- Gardens

## Contact Us

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**Outside:**

The front of the property is largely laid to lawn with a driveway providing ample off-road parking and access to the garage, along with side gate access to the rear garden.

The rear garden is of a generous size, predominantly laid to lawn with mature shrubs and hedging, enjoying pleasant countryside views. The garden also benefits from an outside tap, oil tank and a wooden shed with power.

Garage (5.00m x 4.25m max)

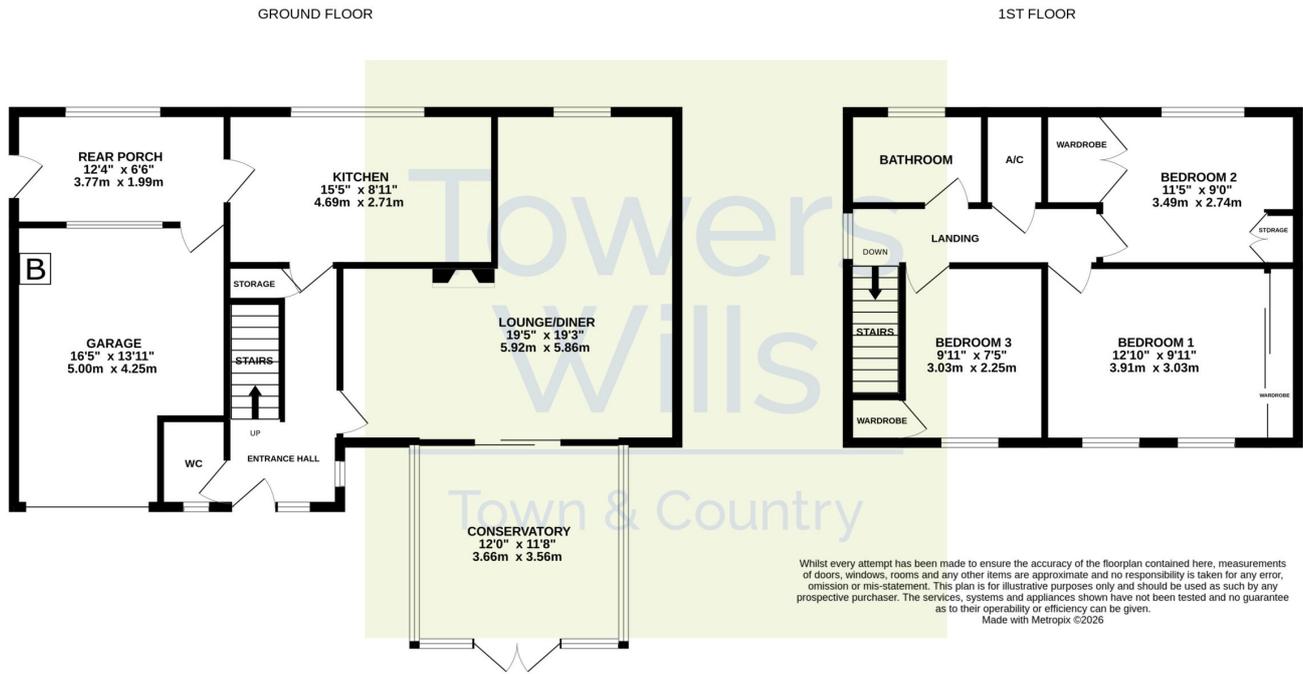
Integral garage with up and over door to the front, light, radiator, tap and housing the oil-fired central heating boiler.

A fantastic opportunity to acquire a well-positioned home on a generous plot within a sought-after village location.

Early viewing is highly recommended – contact Towers Wills to arrange a viewing.



# Floor Plan



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