

# Towers Wills

Town & Country

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**22, Tarratt Road, Yeovil, Somerset BA20 2LJ**  
**OIEO £400,000**

\*\* With full planning permission and no onward chain\*\* Towers Wills welcome to the market an exciting opportunity to purchase a project situated in a highly desirable location. Occupying a substantial plot the property has tremendous potential for a buyer looking to create an individual forever family home.

Accommodation comprises: Storm porch, hallway, cloak W.C, lounge diner, conservatory, kitchen/ breakfast, three bedrooms, bathroom, front garden, driveway, garage, large west facing garden.

## Accommodation:

Occupying one of the most desirable positions in this sought after road on the south fringe of Yeovil, this three-bedroom detached family home is set within an exceptional and substantially large plot, offering tremendous scope for extension with full planning permission granted (Ref: 24/01-850/HOU).

The current accommodation includes a welcoming reception hallway, cloakroom WC, spacious lounge diner with bay window to the front, and open-plan access to the dining area which leads into the conservatory via sliding patio doors. The conservatory enjoys a pleasant outlook over the generous rear garden and opens onto a patio area.

The kitchen breakfast room is fitted with a range of wall, base, and drawer units, work surfaces with stainless steel sink drainer, a breakfast bar, and ample appliance space including plumbing for washing machine and dishwasher. Windows to both rear and side. Door also provides access to the conservatory.

Upstairs, there are three bedrooms—two generous doubles and a single—along with a shower room and separate WC.

Outside, the property boasts a vast rear garden, predominantly laid to lawn with stocked borders. A front driveway leading to the garage with power and light. The standout plot and existing planning permission provide an exceptional opportunity to create a dream family home in this sought-after location. Early viewing is highly recommended.

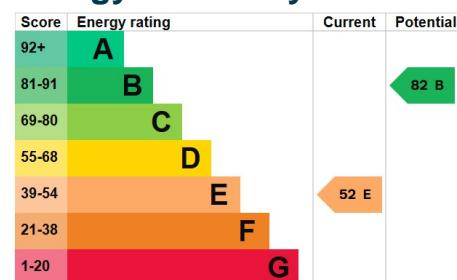
## Key Features

- NO ONWARD CHAIN
- Detached Family Home
- Full Planning Permission
- Highly Desirable Location
- Three Bedrooms
- Substantial Plot
- Driveway & Garage
- Gardens

## Contact Us

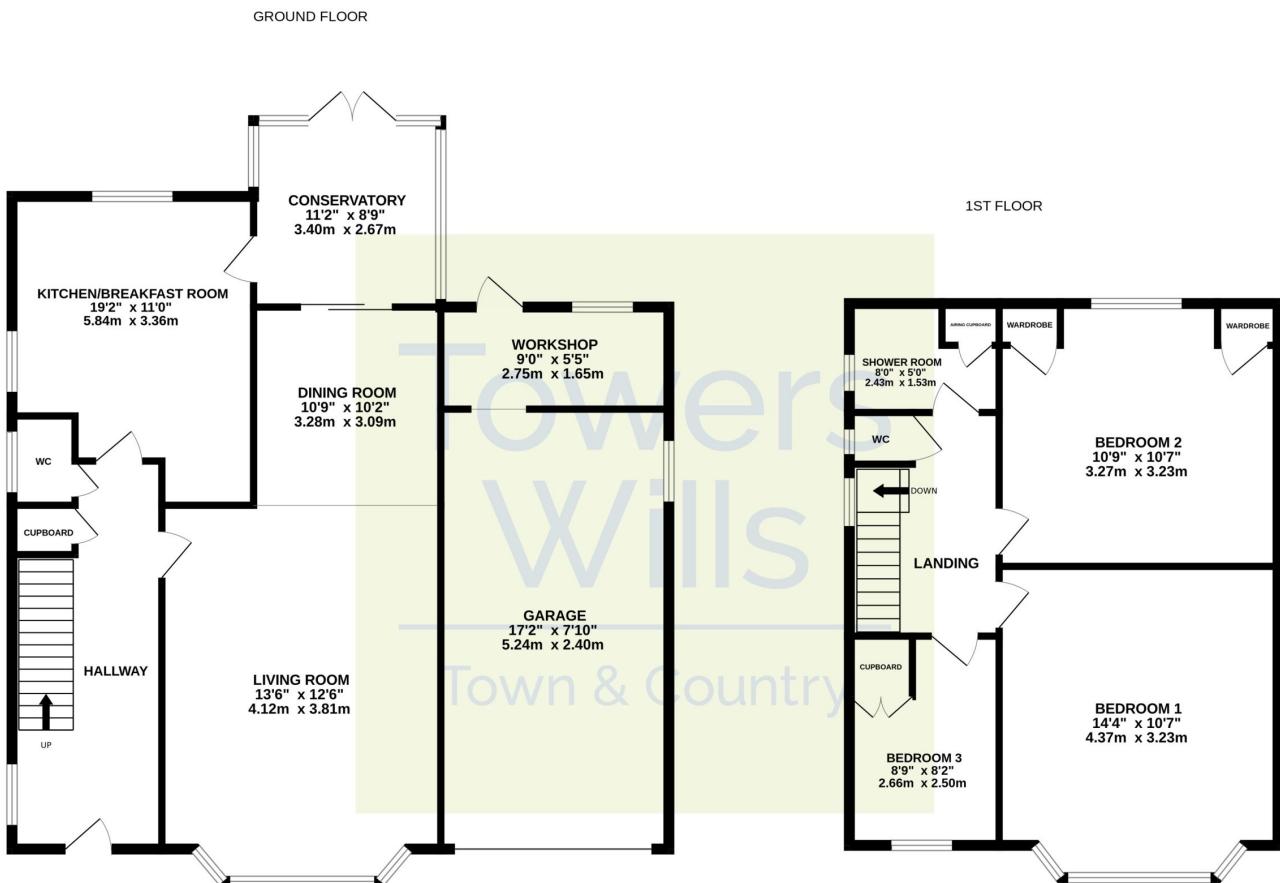
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## Energy Efficiency





# Floor Plan



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