

Towers Wills

Town & Country

Offers In Excess of
£325,000



18 Sandpiper Drive, Yeovil, Somerset, BA22 8FN

Towers Wills welcome to the market this beautifully presented four bedroom detached family home. Situated in the sought after Agusta Park development on the West fringe of Yeovil. Accommodation briefly comprising: Hallway, cloak W.C. living room, dining room, kitchen / diner, utility room, four bedrooms, en-suite, bathroom, driveway, garage and garden.

Key Features

- Agusta Park
- Four bedrooms
- Kitchen / Diner
- Two reception rooms
- En-suite
- Utility room

Entrance Hall

Wooden door to the front and radiator.

Lounge 4.07m x 3.27m

Double glazed window to the front and radiator.

Dining Room 3.31m x 3.01m - maximum measurements

Radiator and double glazed window to the front.

Kitchen Diner 3.14m x 6.21m - maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, space for dishwasher, space for fridge freezer, integrated electric oven and hob with cookerhood over, radiator, double glazed window to the rear and double glazed French patio doors to the rear garden.

Utility 2.07m x 1.60m - maximum measurements

Double glazed door to the rear, radiator, space for washing machine and dryer and central heating boiler.

Downstairs W.C

Includes w.c, wash hand basin, radiator and double glazed window to the side.

First Floor Landing

Double glazed window to the side, cupboard and loft hatch.

Bathroom

Suite comprising bath with electric shower over, wash hand basin, w.c, heated towel rail, extractor fan and double glazed window to the rear.

Bedroom One 3.35m x 3.50m - maximum measurements

Radiator and double glazed window to the rear.

En-suite

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the rear, heated towel rail and extractor fan.

Bedroom Two 3.36m x 3.53m - maximum measurements

Radiator and double glazed window to the front.

Bedroom Three 2.75m x 3.04m - maximum measurements

Radiator and double glazed window to the front.



Bedroom Four 2.48m x 2.36m

Radiator and double glazed window to the front.

Outside:

To the rear the south facing garden is majority laid to lawn with patio area, gated side access. Tap.

Driveway:

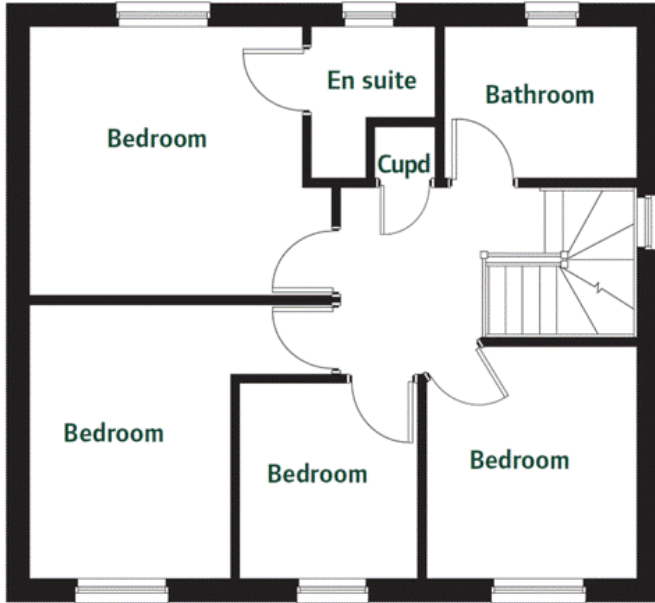
Benefitting from a quiet position at the end of the no through road for access for No.18 & No. 20. Providing off road parking for two vehicles.

Garage

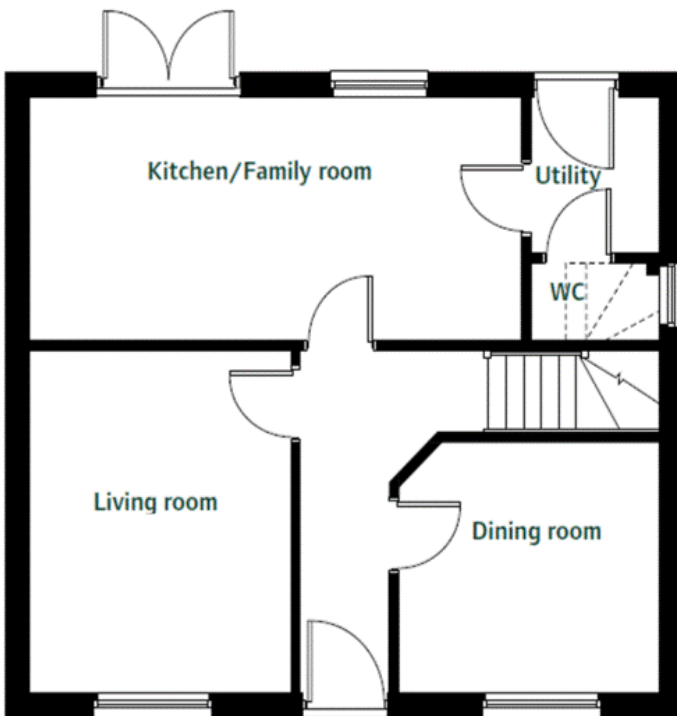
With 'up and over' door.

Floor Plan

Energy Efficiency



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Towers Wills

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