

# Towers Wills

Town & Country

Offers In Excess  
of  
£375,000



## 10 Southfield Drive, Yeovil, Somerset, BA21 3FJ

Towers Wills are pleased to bring to market this modern family home on the popular Brimsmore Estate. Built in 2016, this end of terrace town house benefits from downstairs WC, good sized kitchen/diner and utility, separate lounge on the first floor, family bathroom, four bedrooms with a "Jack & Jill" en-suite to the master. A garage, off-road parking and low maintenance rear garden complete this wonderful family home.

## Key Features

- Town House
- Four bedrooms
- In excellent condition throughout
- Desirable location
- Garage and Parking
- Wonderful family home

### **Entrance Hall**

Door to the front and radiator.

### **Downstairs W.C**

With wash hand basin, w.c, radiator, extractor fan and double glazed sash window to the side.

### **Utility 1.88m x 3.60m - maximum measurements**

Airing cupboard which includes water tank, double glazed sash window to the side, space for washing machine and dryer and a stainless steel sink drainer one bowl.

### **Kitchen/Diner (L-shaped room) 5.78m x 6.42m - maximum measurements**

Comprising of a range of wall, base and drawer units, work surfacing with one and a half bowl stainless steel sink drainer, radiator, double glazed French doors to the rear garden, double glazed sash windows to the front and rear, double oven including microwave function, integrated gas hob with cookerhood over, integrated fridge freezer, integrated dishwasher and an understairs cupboard.

### **First Floor Landing**

Includes radiator.

### **Lounge 6.42m x 4.20m - maximum measurements**

Two double glazed sash windows to the rear, one double glazed sash window to the side and two radiators.

### **Bedroom Two 3.22m x 3.57m - maximum measurements**

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

### **Family Bathroom**

Suite comprising bath with shower over, wash hand basin, w.c, double glazed sash windows to the front and side, heated towel rail and extractor fan.

### **Second Floor Landing**

Includes loft hatch (part boarded with attached ladder) and cupboard including central heating boiler.

### **Master Bedroom 3.72m x 3.57m - maximum measurements**

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



### **Attached 'Jack and Jill' Bathroom**

Suite comprising shower cubicle, wash hand basin, w.c, double glazed sash windows to front and side, heated towel rail and extractor fan.

### **Bedroom Three 3.58m x 3.75m - maximum measurements**

Double glazed sash window to the rear and radiator.

### **Bedroom Four 2.32m x 2.73m - maximum measurements**

Double glazed sash windows to the front and side, built-in single wardrobe and radiator.

### **Outside**

#### **Rear Garden**

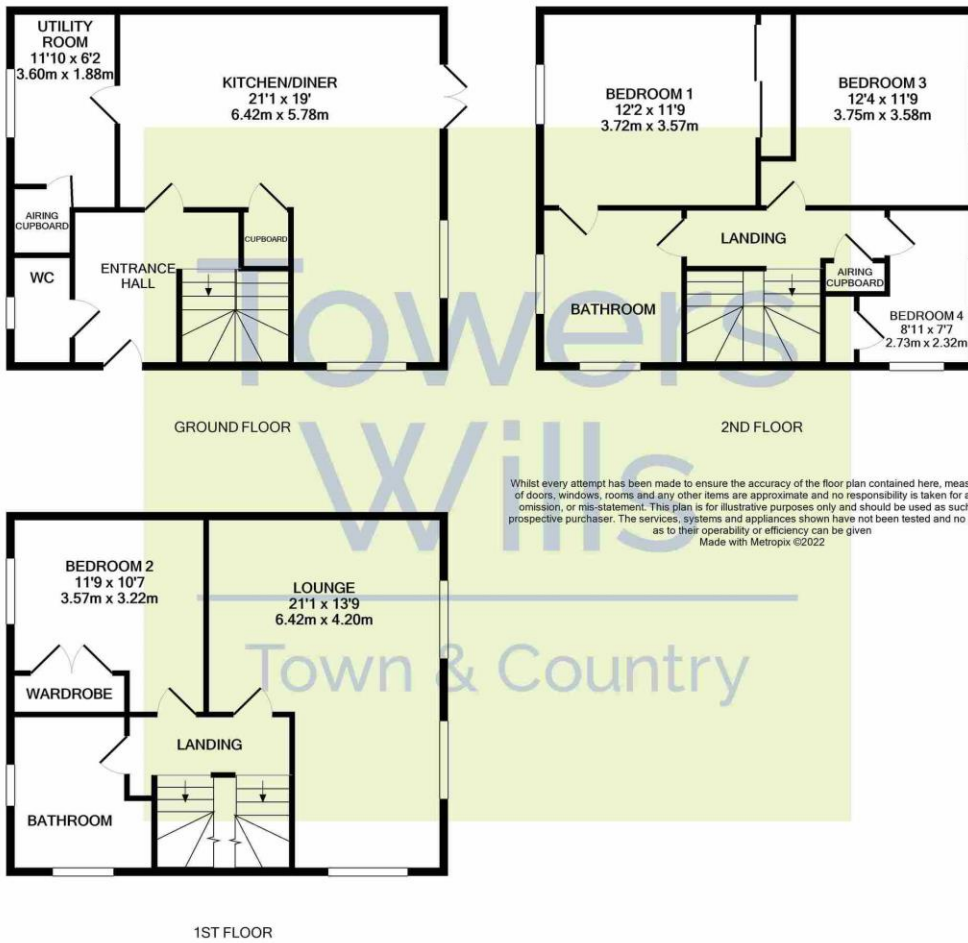
The rear garden has a patio area, AstroTurf, outside tap, power and rear gate leading to the single drive and garage.

#### **Garage**

With 'up and over' door, power and light.

## Floor Plan

## Energy Efficiency



Score	Energy rating	Current	Potent
92+	A		93
81-91	B	85	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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