

# Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



7, Champion Drive, Yeovil, Somerset BA22 8QS

Guide Price **£460,000**

Towers Wills welcome to the market this stunning four bedroom family home situated in a highly desirable location. The property has been modernised to an exceptional standard throughout where internal is strongly advised to fully appreciate this beautiful home. The accommodation briefly comprises; reception hallway, cloak w.c, study, living room, feature open plan kitchen diner, four double bedrooms, en-suite, refitted family bathroom, landscaped rear garden, large driveway providing ample off parking and double garage.

## Reception Hallway

With door to the front and radiator.

## Cloak W.C

Re-fitted suite comprising wc, wash hand basin with vanity unit under and extractor fan.

## Living Room 5.00m x 3.46m

Spacious family living room with two windows to the front, two radiators and double doors opening through to the dining room.

## Study 3.62m x 2.45m

Window to the front and radiator.

## Kitchen Diner 7.92m x 3.00m

One of the true selling features of this home must be this stunning open plan kitchen diner; re-fitted with a highly quality range of wall, base and drawer units, granite work surfacing with under mounted sink, integrated appliances including dishwasher, fridge, freezer, washing machine, double electric oven, induction hob with cookerhood over and being open plan to the dining area.

## Dining Area

With radiator and bi-folding doors opening out to the rear garden.

## Utility Cupboard

Housing integral washing machine and boiler for domestic heating.

## First Floor Landing

Stairs from reception hallway, loft access.

## Master Bedroom 4.26m x 3.62m

Three windows to the front, two double built-in wardrobes, storage cupboard, radiator and door to en-suite.

## En-suite 2.48m x 1.64m

Re-fitted suite comprising of shower cubicle, wash hand basin with vanity unit under, wc, part tiled and heated towel rail.

## Bedroom Two 3.78m x 3.00m

With window to the rear and radiator.

## Bedroom Three 2.75m x 2.43m

Window to the rear and radiator.

## Bedroom Four 2.75m x 2.31m

Window to the rear and radiator.

## Bathroom 2.47m x 2.12m

A luxurious re-fitted bathroom suite comprising of bath with separate shower cubicle, wash hand basin, wc, heated towel rail and window to the side.

## Outside

## Key Features

- Stunning family home
- Re-fitted kitchen / Diner with bi-folding doors
- Four bedrooms
- Re-fitted bathroom & En-suite
- Sought after location

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

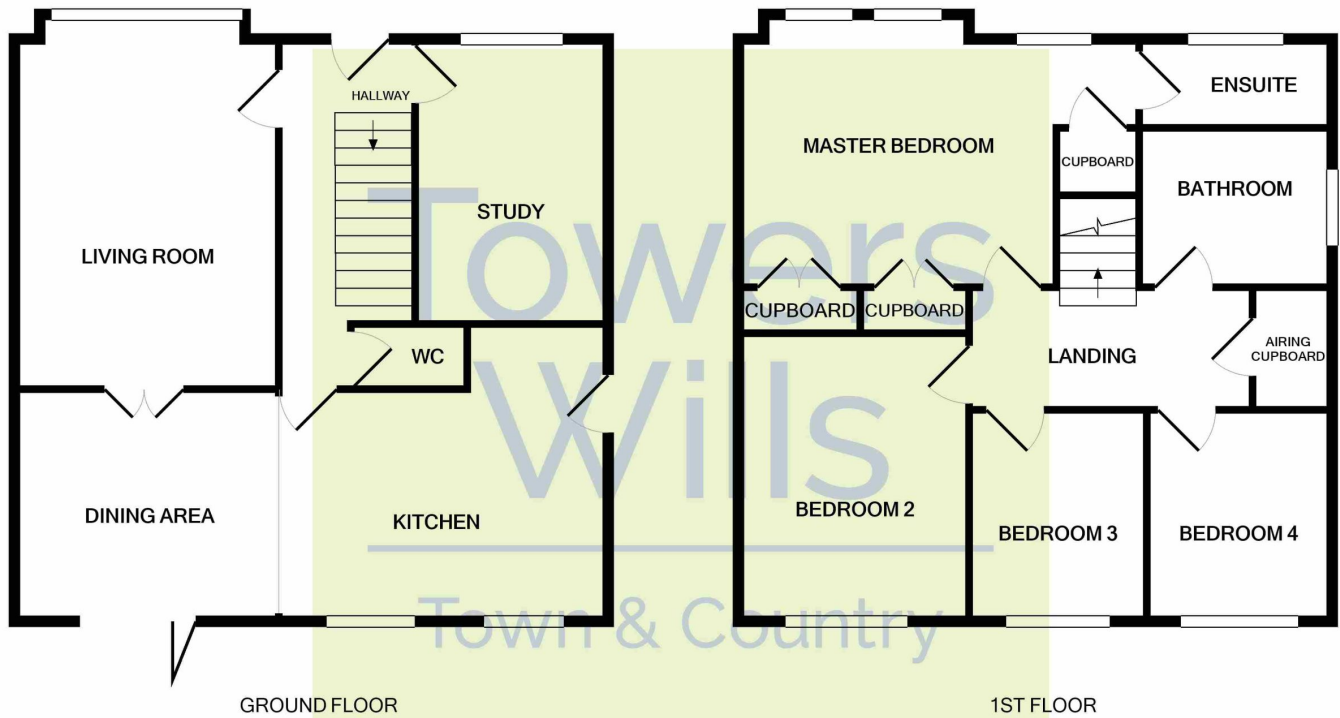
To the rear of the property is a landscaped garden, enclosed with gated side access, patio area, area laid to lawn and benefits from a good degree of privacy. To the front of the property is a large driveway providing off road parking for several vehicles which could be ideal for storage of motorhome etc.

### **Detached Double Garage**

With two 'up and over' doors, power, light and storage to the eaves.



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2020

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view

**Towers Wills**

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)