



30, Kingfisher Drive, Yeovil, Somerset BA22 8GG

Offers Over **£200,000**

Towers Wills welcome to market this well-presented Coach House. Selling with no onward chain, this freehold property was new in 2020 and is located in a tucked away position on the Augusta Park Estate. The property benefits from two double bedrooms, garage, allocated off-road parking, large open plan living & kitchen area plus a bathroom. An ideal first time buy, please contact Towers Wills to arrange a viewing.

Entrance Hall

Includes radiator, door to the garage and stairs leading to the first floor.

First Floor Landing

Cupboard with gas central heating boiler and radiator.

Open Plan Kitchen/Diner/Living Area 5.77m x 5.80m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, washing machine included, integrated fridge freezer, integrated electric cooker, integrated electric hob with cookerhood over, two double glazed windows to the front, double glazed skylight and wall mounted electric fireplace.

Bedroom One 2.98m x 4.76m – maximum measurements

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

Bedroom Two 2.70m x 4.79m – maximum measurements

Double glazed skylight, radiator and loft hatch.

Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, heated towel rail and extractor fan.

Garage 2.70m x 5.81m

With 'up and over' door, power, light, tap and internal door to the property.

Front Of Property

Allocated Parking (vendor advises that two cars can be parked side by side).

Key Features

- Coach House
- No Onward Chain
- Two Double Bedrooms
- Garage & Parking

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill
Yeovil

Somerset
BA202RF

T: 01935 577032

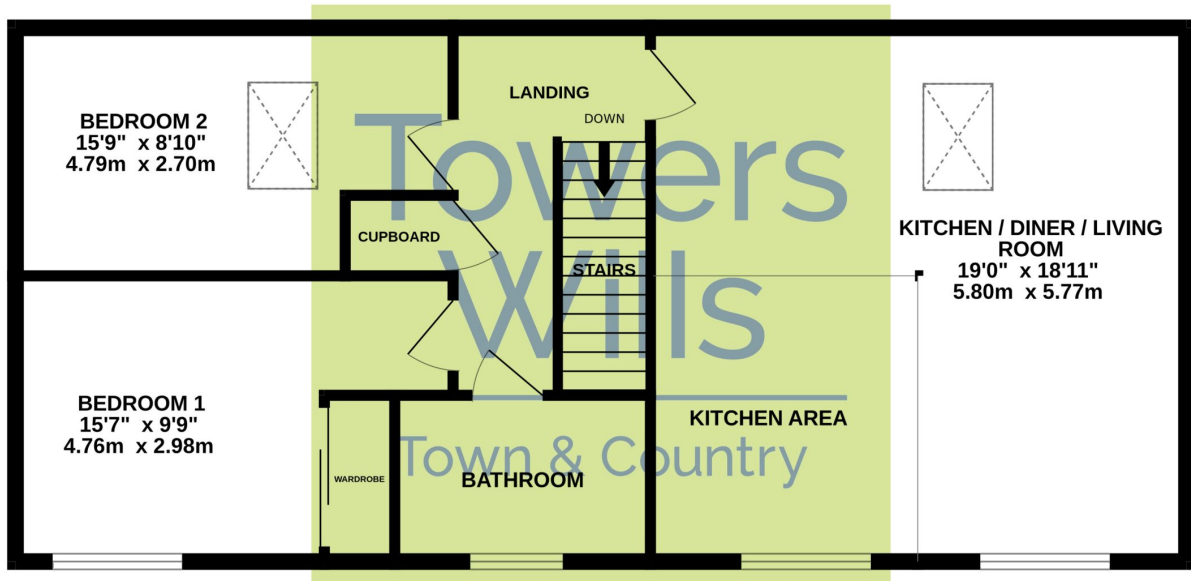
E: info@towerswills.co.uk

Energy Efficiency

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



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2023

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 | www.towerswills.co.uk