

# Towers Wills

Town & Country

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9, Kingfisher Drive, Yeovil, Somerset BA22 8FJ

**£240,000**

Towers Wills are pleased to present this modern terraced home situated on the popular Augusta Park Estate. New in 2020, the property has c. 7 years remaining on the NHBC warranty and briefly comprises of; downstairs WC, lounge, kitchen/diner, three bedrooms (with master en-suite) and family bathroom. Outside a low maintenance rear garden with planted beds and access at rear to driveway parking for two in tandem.

### Entrance Hall

Includes radiator.

### W.C

Double glazed window to the front, wash hand basin, w.c and radiator.

### Lounge

Double glazed window to the front, radiator and under stairs cupboard.

### Kitchen/Diner

Comprising of a range of wall, base and drawer units, work surfacing with one and a half bowl sink drainer unit, double glazed window to the rear, double glazed French doors to the rear, radiator, space for fridge freezer, integrated washer dryer, integrated gas hob with cookerhood over, integrated electric oven, integrated dishwasher and gas central heating boiler.

### First Floor Landing

Includes cupboard and loft hatch.

### Bedroom One

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

### En-suite

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the front, radiator and extractor fan.

### Bedroom Two

Double glazed window to the rear and radiator.

### Bedroom Three

Double glazed window to the rear and radiator.

### Bathroom

Suite comprising bath, wash hand basin, w.c, radiator and extractor fan.

### Rear Garden

The garden has gravel and patio areas with planted beds, outside tap, wooden shed and gated rear access to driveway parking for two vehicles in tandem.

## Key Features

- Modern
- Terraced House
- Three Bedrooms
- Master En-suite
- Low Maintenance Garden
- Driveway Parking

## Contact Us

### Towers Wills Estate Agents - Yeovil

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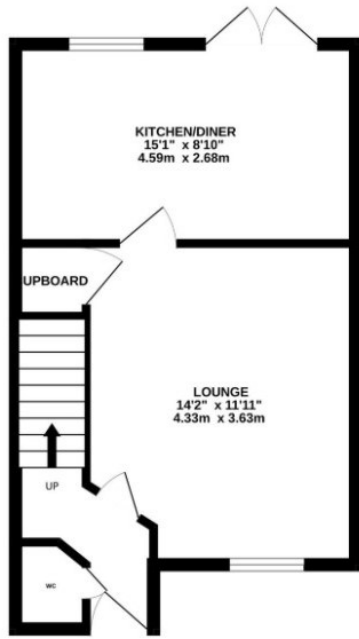
## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

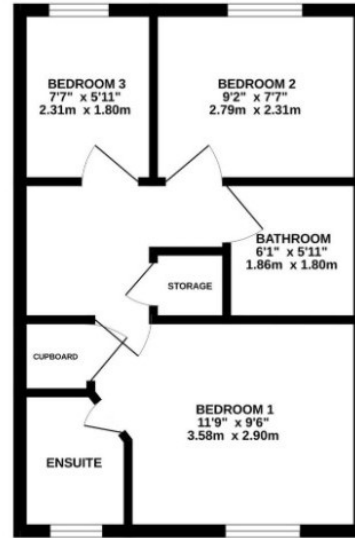


# Floor Plan

GROUND FLOOR



1ST FLOOR



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