



3, Sandpiper Drive, Yeovil, Somerset BA22 8FN

£225,000

Towers Wills welcome to market this very well-presented semi-detached property on the popular Agusta Park Estate on the western side of Yeovil. An ideal first time buy, the property was new in 2018 and therefore still holds an NHBC warranty. Briefly comprising of; driveway parking for 2 in tandem, downstairs WC, good sized lounge, kitchen/diner, two double bedrooms, bathroom and a pleasant south-westerly facing garden.

Entrance Hall

Door to the front and radiator.

Downstairs W.C

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

Lounge 4.62m x 2.90m – maximum measurements

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

Kitchen/Diner 3.86m x 2.68m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and half bowl sink drainer, radiator, integrated dishwasher, integrated washer/dryer, gas boiler, integrated induction hob with extractor fan over, integrated electric oven and space for fridge freezer.

First Floor Landing

Includes loft hatch.

Bathroom

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

Bedroom One 2.58m x 3.91m – maximum measurements

Two double glazed windows to the front, radiator and built-in wardrobe.

Bedroom Two 2.50m x 3.86m – maximum measurements

Double glazed window to the rear and radiator.

Rear Garden

To the rear the garden is largely laid to lawn with patio area, decked seating area, outside power, outside tap and gated side access.

Front Garden

To the front the garden is largely laid to lawn with planted borders.

Parking

To the side of the property there is driveway parking for two vehicles in tandem.

Key Features

- Well Presented
- Semi-Detached
- Two Double Bedrooms
- Popular Location
- Driveway
- Rear Garden

Contact Us

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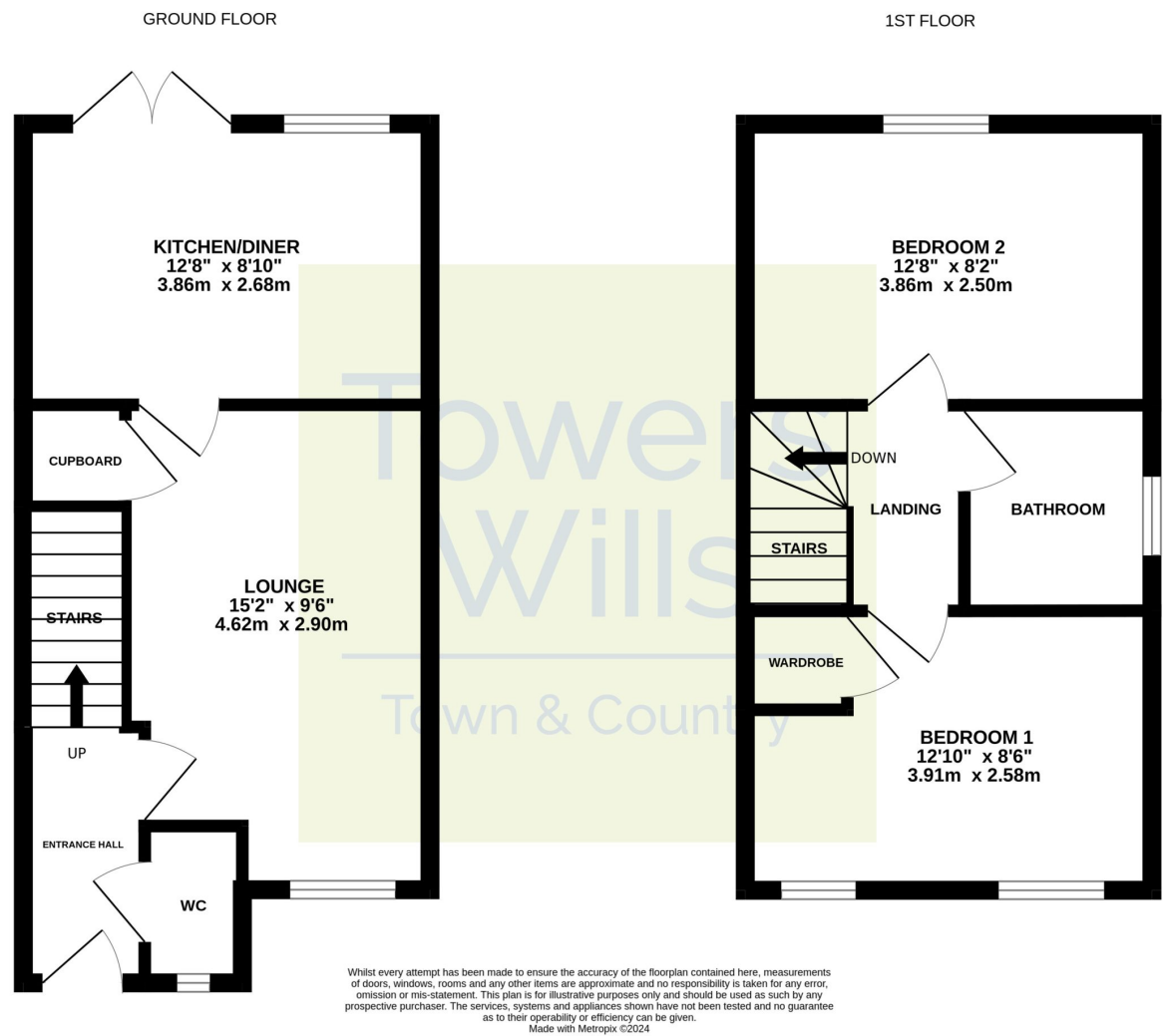
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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan



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