

# Towers Wills

Town & Country

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60, Kingfisher Drive, Yeovil, Somerset BA22 8GG

Offers Over **£200,000**

Towers Wills welcome to market this well presented coach house. New in 2022, this freehold property retains some of its original 10-year warranty and benefits from allocated parking, garage (with internal door and power/light), two double bedrooms, bathroom and open plan kitchen/dining/living space. An ideal first time buy or buy to let.

Entrance Hall

With double glazed door to the front, radiator, stairs to the first floor and internal door to the garage.

Garage 2.69m x 5.79m – maximum measurements

With ‘up and over’ door to the rear, double glazed window to the front, power and light.

First Floor Landing

Double glazed window to the rear, radiator and cupboard which includes the boiler.

Open Plan Kitchen/Diner/Living Area 5.40m x 5.76m – maximum measurements

Two double glazed windows to the front, double glazed window to the rear and two radiators.

Kitchen Area

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and half bowl sink/drainер, space for dishwasher, space for washing machine, integrated gas hob, integrated electric oven and extractor over and space for fridge freezer.

Bedroom One 2.97m x 4.34m – maximum measurements

Double glazed window to the front, radiator and fitted wardrobes.

Bedroom Two 4.34m x 2.71m – maximum measurements

Double glazed window to the rear and radiator.

Bathroom 2.22m x 1.82m – maximum measurements

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

Key Features

- Well Presented Throughout
- Coach House
- Two Bedrooms
- Allocated Parking
- Garage

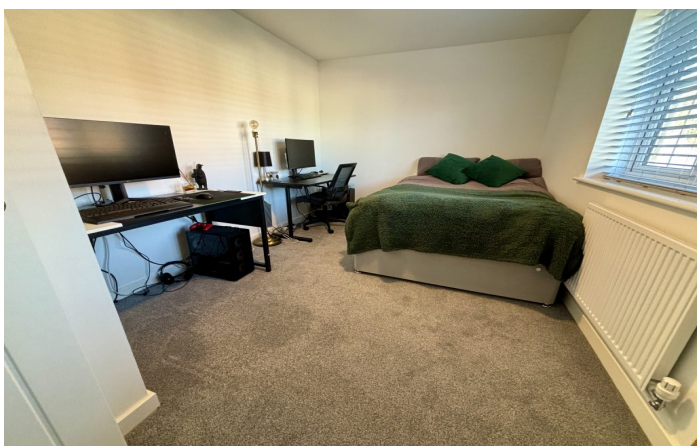
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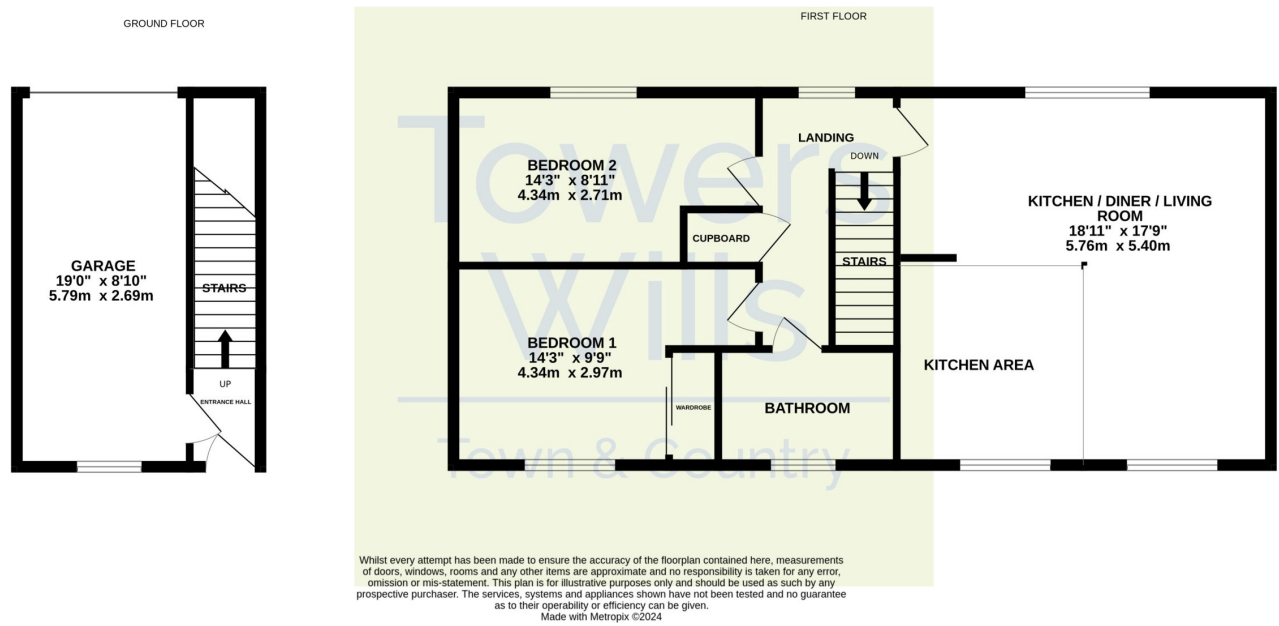
Energy Efficiency

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





# Floor Plan



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