

Towers Wills

Town & Country

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22, Southfield Drive, Yeovil, Somerset BA21 3FJ

OIEO £400,000

Towers Wills welcome to the market this stunning four-bedroom townhouse situated in the "The Crescent", the flagship of the Brimsmore development. Built by Wyatt Homes in 2016, the property is finished to a high specification and is arranged over three floors. Briefly comprising of; reception/hallway, cloakroom, kitchen/diner, living room, four bedrooms with en-suite to master, two further bathrooms, integral garage (with utility area), rear garden and allocated parking.

Entrance Hall

Door leading to the front, double glazed window to the front, solid oak flooring, radiator and under stairs cupboard.

Downstairs Cloakroom

Radiator, wash hand basin, w.c and extractor fan.

Open Plan Kitchen/Diner

Dining Area 4.20m x 3.90m - maximum measurements

Double glazed sash window to the rear with fitted electric blind, radiator, double glazed French doors to the rear and internal door leading to the garage.

Kitchen Area 4.39m x 2.71m - maximum measurements

Comprising of a range of wall, base and drawer units, stainless steel one and a half bowl sink drainer with mixer taps and adjoining Quartz work tops, glass splash back, radiator, two double glazed sash windows to rear and side with fitted electric blinds, integrated Bosch double combination electric oven, integrated Bosch induction hob with cooker hood over, integrated dishwasher and integrated fridge freezer. Porcelain floor tiling.

Integral Garage 2.83m x 6.17m - maximum measurements

With electric 'up and over' door, power, light and space/plumbing for washing machine.

First Floor Landing

Airing cupboard with pressurized hot water cylinder and stairs leading to the second floor.

Sitting Room 7.42m x 3.95m - maximum measurements

Three double glazed sash windows to the rear and two radiators.

Bedroom Four 3.24m x 3.29m - maximum measurements

Radiator, built-in wardrobe and double glazed door to the balcony at the front.

Bathroom

Suite comprising bath with shower over, wash hand basin with vanity unit under, w.c, fully tiled, double glazed sash window to the front, heated towel rail and extractor fan.

Second Floor Landing

Loft hatch and cupboard which includes the central heating boiler.

Bathroom

Suite comprising bath with shower over, wash hand basin with vanity unit under, w.c, double glazed sash window to the front, fully tiled, heated towel rail and extractor fan.

Bedroom One 4.24m x 4.70m - maximum measurements

Two radiators, two double sash windows to the rear and built-in wardrobe.

En-suite

Key Features

- Town House
- Desirable location
- Four Bedrooms
- En suite
- Beautifully presented throughout
- Integral garage and parking

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Suite comprising shower cubicle, wash hand basin, w.c, fully tiled, heated towel rail and extractor fan.

Bedroom Two 3.27m x 3.32m - maximum measurements

Double glazed sash window to the front and radiator.

Bedroom Three 2.97m x 2.78m - maximum measurements

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

Front Garden

To the front of the property is a parking area with allocated parking.

Rear Garden

A landscaped rear garden providing much privacy with artificial lawn and patio areas, planted beds, slate borders, outside tap and small storage cupboard.

Agents Note

Towers Wills have been advised by our vendor that there is a maintenance change of £315 per 6 months (next due January 2025). This is to cover the exterior painting and maintenance of The Crescent properties.



Floor Plan

Approximate Area = 1572 sq ft / 146 sq m
Garage = 176 sq ft / 16.3 sq m
Total = 1748 sq ft / 162.3 sq m

For identification only – Not to scale



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Towers Wills

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