

Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



33, Kingfisher Drive, Houndstone, Yeovil, Somerset
BA22 8GG

£255,000

Towers Wills are pleased to welcome to market this well presented three bedroom home, situated in the popular Agusta Park development. This home briefly comprises of; hallway, cloakroom, spacious lounge with door to garden, kitchen/diner, three bedrooms including master with en-suite, family bathroom, enclosed rear garden and allocated parking for two cars. Built ONLY in 2021, this property is ideal for a First Time Buyer or Family Home, and is not to be missed!

Entrance Hall

Double glazed door to front and radiator.

Cloakroom

Double glazed window to the front, wash hand basin, low level W/C and radiator.

Kitchen/Diner 4.93m x 2.95m

Fitted kitchen with a range of wall, base and draw units, work surfacing with a one and a half stainless steel sink drainer, integrated oven with gas hob and cooker hood over, plumbing for washing machine, space for fridge/freezer, two double glazed window to rear and radiator.

Living Room 5.03m x 4.85m

Double glazed window to the front, tv point, radiator and double glazed door to the rear garden.

First Floor Landing

Double glazed window to the front and storage cupboard.

Bedroom One 2.95m max x 4.42m

Double glazed window to the rear, door to en-suite and radiator.

En-suite

Suite comprising shower cubicle, wash hand basin, low level w.c radiator, extractor fan and part tiling.

Bedroom Two 4.19m x 2.46m

Double glazed window to the rear and radiator.

Bedroom Three 2.64m x 2.57m

Double glazed window to the front and radiator.

Bathroom

Suite comprising white panel bath with shower over, low level w.c, wash hand basin, radiator, double glazed window to the front and part tiling.

Rear Garden

Enclosed rear garden with panel fencing, lawn, patio area and rear access leading to the allocated parking

Parking

There are two parking spaces to the rear of the property.

Key Features

- Well Presented Throughout
- Three Bedrooms
- Master En-suite
- Enclosed Rear Garden
- Allocated Parking for Two Vehicles

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill
Yeovil

Somerset

BA202RF

T: 01935 577032

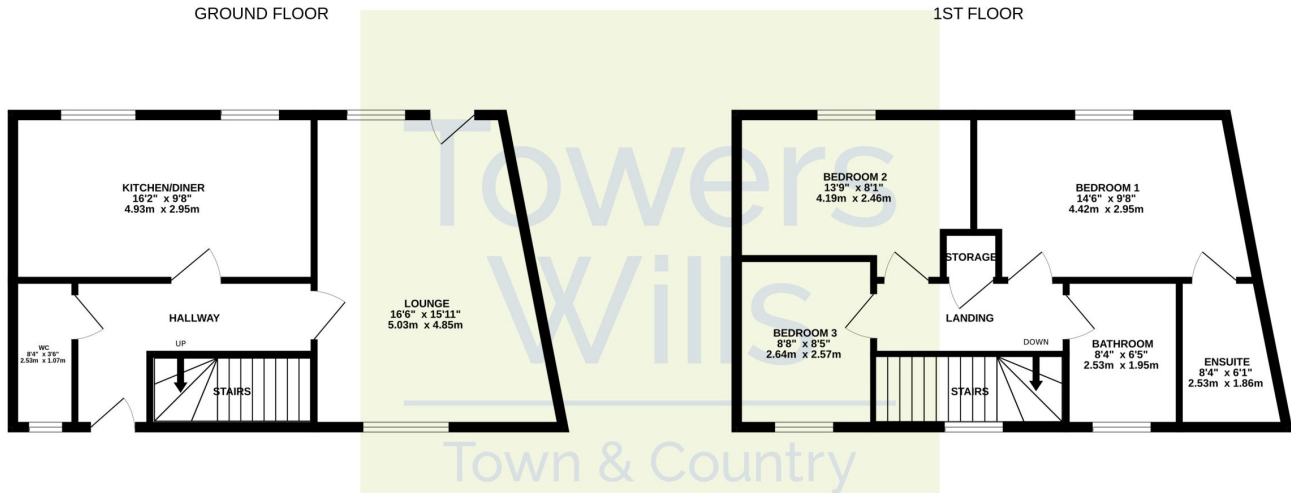
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 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 ©2024

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