



FOR SALE

Kingfisher Drive, Yeovil, BA22 8GG

£255,000



ORCHARDS
ESTATES

Over-sized, larger than standard 3 bedroom, modern home situated on the Houndstone estate and offering a great location on the Western edge of Yeovil and only a few minutes drive to Montacute, the local Hamstone villages and Ham Hill. Despite being a mid-terrace, this property feels more secluded with the benefit of additional internal space created by a curve in the building design which allows for extra living space and an extra large main bedroom. The property is only a few years old and presents in an almost-as-new condition with a well maintained and easy to keep garden. Parking is directly behind the garden gate with space for two vehicles and accessed through the rear gate leading to the enclosed parking area. We are available to organise viewings at a time that is convenient to you, so please feel free to contact us and we can meet you outside normal working hours.

£255,000



LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent ten pin bowling, public swimming pool, Nuffield Health Club, the Octagon theatre along with an excellent range of restaurants and bars. Mainline train station and excellent transport links as Yeovil is situated within easy reach of the A303, the county town of Taunton and the M5 are approximately 24 miles. Only 7 miles from the delightful Abbey town of Sherborne with its well known schools and 19 miles from Dorchester. The Dorset coast at West Bay is 20 miles distant. The cities of Exeter, Bristol, Bath and Salisbury are all within approximately 1 hours driving distance. Sporting activities include golf at Yeovil and Sherborne, fishing and dinghy sailing at Sutton Bingham Reservoir.

Approach

The front of the property is set back from the road over a tarmac footpath with an attractive low level red brick wall and wrought iron railings. Shingle laid front garden with paving slabs to the front door with storm porch over.

Ground Floor

Upon entering, you are immediately struck by the space on offer, the hallway is wide and welcoming with plenty of space for coats, shoes, etc. The first door is the WC which is designed to accommodate and provide space for a wheelchair user. On from this is the kitchen with dining area. To the end of the hall is the entrance to the sitting room which due to the design of the property offers additional width and comes with a handy rear door opening to the garden. Also on this floor is an understairs storage area.

First Floor

The landing with a high level window offering natural light comes with a storage cupboard and plumbing within which offers low level heat, making this an ideal linen closet. The main bedroom benefits from the same additional width as the living room and comes with hand storage space (the wardrobe can be included) and a larger than normal ensuite with shower cubicle. The main bathroom is also on this floor as well as the 2nd double bedroom with loft access and the third room which we would describe as a large single.

Rear Garden

The garden has been re-turfed with a paved seating area which enjoy afternoon and evening sun as well as paving through the centre.

Parking

To the rear of the property is the tarmac parking area for 2 vehicles which is directly outside the rear garden gate. This is set in an isolated off road position which can only be accessed through an archway and provides parking for only a few of your neighbours.

Material Information

- Council Tax Band: C
- EPC (Energy Performance Rating): B (84)
- 7 Years remaining on Build Warranty
- Mains Gas, Drainage, Water and Electricity
- Average Monthly Utility Bill (as per vendor current usage) £77/Gas and £35/Electricity
- Next Boiler Service due to be carried out in February 2024
- The owner of this property maintains the right hand fence in the rear garden.
- There are several covenants put in place by the original builder such as no parking of liveried vehicles, these may vary, therefore, we suggest confirming same with your chosen conveyancer.



Directions

From Montacute Road, turn into Kingfisher Drive, with Kingfisher Primary School on your right, proceed along Kingfisher Drive past the left hand turns for Pipit Way, Avocet Drive and Crane Road. The property will be found on your left hand side opposite the right hand turn into Firecrest Road and will be easily identified by the eye-catching OrchardsEstates FOR SALE Sign. We would suggest parking to the front on your first visit and one of our colleagues will be there to show you around and answer any questions you may have.

<https://w3w.co/area.nozzles.lollipop>

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 1



Floor 2



Approximate total area⁽¹⁾

86.93 m²
935.7 ft²

Reduced headroom

0.98 m²
10.58 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.