

Towers Wills

Town & Country

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12, Hawk Road, Yeovil, Somerset BA22 8FA

Offers Over **£300,000**

Towers Wills welcome to market this well-presented semi-detached home, situated on the popular Augusta Park estate. The property was newly built in 2016 and benefits from; driveway parking, garage, good size rear garden, open plan kitchen/diner, downstairs w.c, lounge, four bedrooms with master ensuite and family bathroom. The property is situated within short distance to the sought-after Kingfisher Primary School and a range of Yeovil amenities. Please contact Towers Wills for further information or to arrange a viewing.

Description

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Entrance Hall

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

W.C

Includes w.c, radiator, wash hand basin and extractor fan.

Lounge 5.18m x 3.48m – maximum measurements

Double glazed window to the front, double glazed French doors to the rear garden and radiator.

Kitchen/Diner 5.20m x 3.45m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with one bowl stainless steel sink drainer, double glazed windows to the front and rear, double glazed door to the rear garden, radiator, integrated gas hob with extractor over, integrated electric oven, space for dishwasher, space for washing machine, space for fridge/freezer, central heating boiler and extractor fan.

First Floor Landing

Double glazed window to the front and cupboard.

Bathroom 1.73m x 2.48m – maximum measurements

Suite comprising bath with electric shower over, wash hand basin, w.c, double glazed window to the rear, radiator and extractor fan.

Bedroom One 3.17m x 3.52m – maximum measurements

Double glazed window to the front and radiator.

En-suite

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the rear and extractor fan.

Bedroom Two 2.87m x 3.48m – maximum measurements

Double glazed window to the front and radiator.

Bedroom Three 2.02m x 3.13m – maximum measurements

Double glazed window to the rear, radiator and loft hatch.

Bedroom Four 2.08m x 2.66m – maximum measurements (irregular shape room)

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

Key Features

- Well Presented Throughout
- Augusta Park Estate
- Semi-Detached House
- Four Bedrooms
- Master En-suite
- Garage & Driveway
- Rear Garden

Contact Us

Towers Wills Estate Agents - Yeovil

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Front Garden

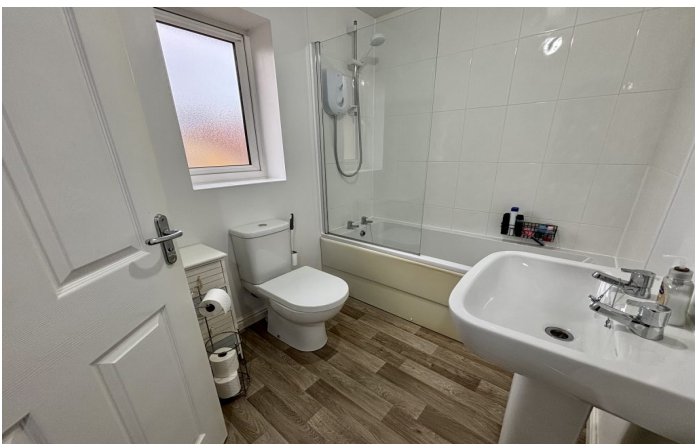
To the front of the property is low maintenance plum slate gravel beds, side gated access and driveway leading to the garage.

Garage 5.32m x 2.64m – maximum measurements

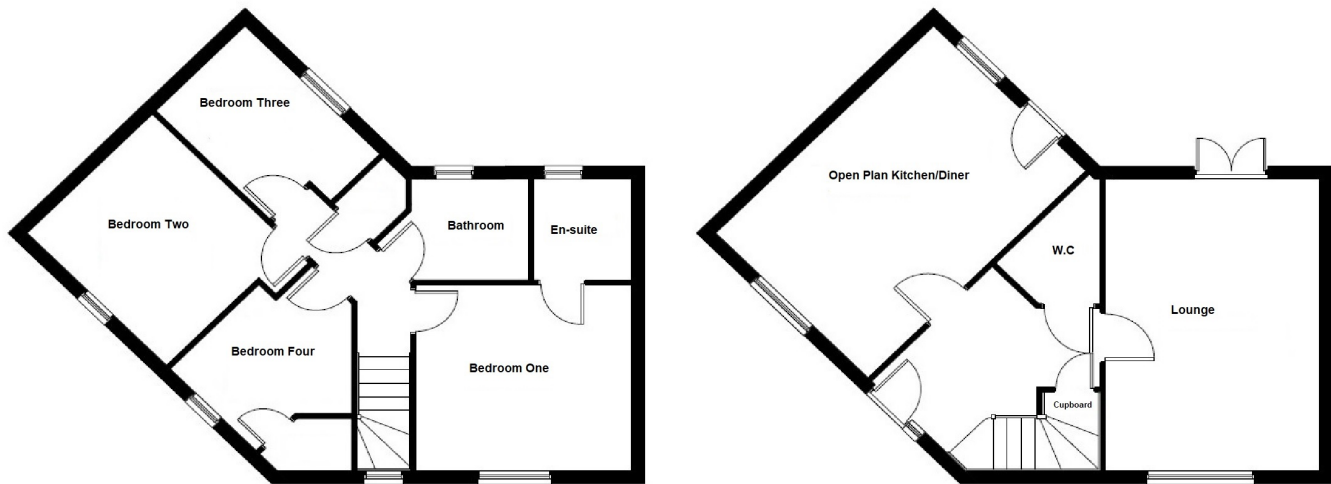
With 'up and over' door, power and light.

Rear Garden

The rear garden is largely laid to lawn with ample patio area, outside power, outside tap and side gate.



Floor Plan



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.

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