



14, Woodpecker Close, Yeovil, Somerset BA22 8FQ

£375,000

Towers Wills welcome to market this well presented detached family home, situated on the ever popular Agusta Park, on the western side of Yeovil. The property was newly built in 2020 and briefly comprises of; downstairs w.c, utility, kitchen/diner, lounge, separate dining room/study, four bedrooms, master en-suite, family bathroom, ample parking, garage and delightful rear garden. The property is tucked away in a secluded location, with no through traffic and early viewing is advised.

Entrance Hall

Door to the front and radiator.

Lounge 4.07m x 3.28m

Double glazed window to the front and radiator.

Dining Room/Study 3.01m x 3.31m – maximum measurements

Double glazed window to the front and radiator.

Kitchen/Diner 3.13m x 6.18m

Comprising of a range of wall, base and drawer units, work surfacing with one and a half bowl stainless steel sink drainer, radiator, double glazed window and French doors to the rear garden, integrated gas hob with extractor over, integrated fridge freezer, integrated dishwasher and integrated double electric oven.

Utility 2.08m x 1.62m

Gas combi boiler, space for washing machine, space for dryer, radiator and double glazed door to the rear garden.

W.C

Includes wash hand basin, w.c, radiator and double glazed window to the side.

First Floor Landing

Double glazed window to the side, loft hatch and built-in cupboard.

Bedroom One 3.51m x 3.34m

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

En-suite

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

Bedroom Two 3.52m x 2.62m plus door recess

Double glazed window to the front and radiator.

Bedroom Three 3.02m x 2.75m

Double glazed window to the front and radiator.

Bedroom Four 2.53m x 2.37m

Double glazed window to the front and radiator.

Family Bathroom

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

Front Garden

To the front of the property are gravel and lawn borders, ample driveway parking and in turn leads to the single garage.

Single Garage

With ‘up and over’ door, power and light.

Key Features

- Detached Family Home
- Popular Agusta Park Development
- Private Cul de Sac
- Four Bedrooms
- Master En-suite
- Ample Parking
- Garage
- Enclosed Rear Garden

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Rear Garden

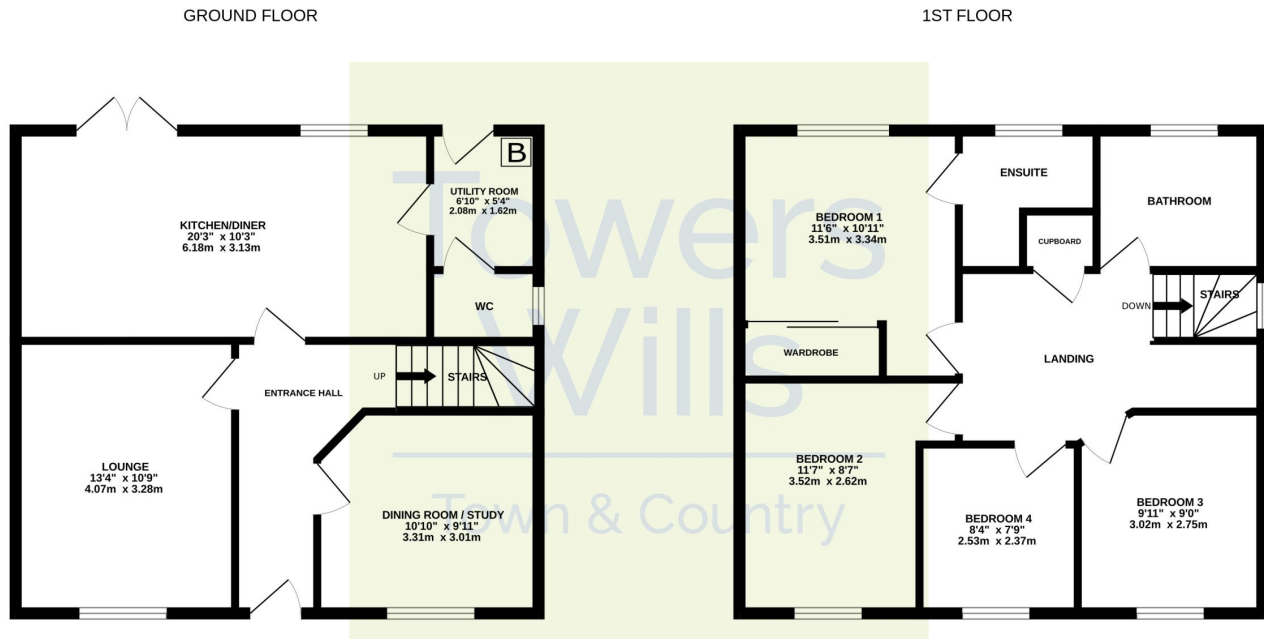
To the rear the garden is largely laid to lawn with covered patio seating area, mature shrubs and a summerhouse.

Summerhouse

Ideal for outdoor entertaining and alfresco dining with power and light connected.



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.

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