

Towers Wills

Town & Country

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



21, Champion Drive, Yeovil, Somerset BA22 8QS

£465,000

Towers Wills welcome to the market a fine four-bedroom detached family home set at the end of a quiet cul-de-sac in the sought-after Brympton area. Offering three reception rooms, conservatory, en-suite to the main bedroom, double garage, driveway parking and enclosed gardens. Ideal family living on Yeovil's western fringe.

Accommodation:

Situated at the end of a quiet cul-de-sac within the highly sought-after Brympton area on the western fringe of Yeovil, this impressive four-bedroom detached family home offers generous, versatile accommodation ideal for modern family living.

The property is approached via a welcoming reception hallway with cloakroom WC, setting the tone for the space and flow throughout. To the front of the home is a well-proportioned living room providing a comfortable space to relax. Double doors lead through to the dining room, which is perfectly positioned alongside the kitchen and provides an excellent setting for entertaining family and friends. Bi-fold doors open from the dining room into the large conservatory, extending the living space and offering a wonderful area for dining or simply enjoying the warmer months while overlooking the garden.

The kitchen is fitted with a comprehensive range of wall, base and drawer units with work surfacing, incorporating a black sink and drainer, integrated electric oven, gas hob with cooker hood over, plumbing for a dishwasher and space for a fridge/freezer. An arch way leads through to the utility room, which provides additional storage, plumbing for a washing machine, space for a tumble dryer, sink and drainer, and access to the side of the property.

Further enhancing the ground floor is a study/family room, offering excellent versatility and making an ideal home office, playroom or snug, perfectly suited for today’s flexible lifestyles.

To the first floor, the property offers four good-sized bedrooms. The principal bedroom is a particularly generous double room featuring built-in wardrobes and a modern en-suite shower room comprising a shower cubicle, wash hand basin and WC. The remaining three bedrooms are served by a family bathroom.

Outside:

Externally, the property enjoys a driveway to the front providing off-road parking for multiple vehicles and access to the double garage, which benefits from twin up-and-over doors, power and lighting. The gardens wrap around the front, side and rear of the property and are mainly laid to lawn. The enclosed rear garden features patio seating areas, hedgerow boundaries and established shrub borders, creating a private and attractive space for outdoor dining and family enjoyment.

A superb family home in a popular residential location, offering space, flexibility and a peaceful setting on the edge of Yeovil.

Key Features

- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Master En-suite
- Double Garage
- Driveway
- Enclosed Rear Garden

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 | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor Plan

Campion Drive, Yeovil, BA22 8QS

APPROX. GROSS INTERNAL FLOOR AREA 1835 SQ FT 170.5 SQ METRES (INCLUDES GARAGE)



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