



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

Guide Price £275,000

Freehold

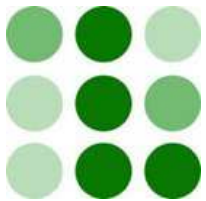
This smartly presented three bedroom end of terrace home is situated on the popular development of Augusta Park on the west side of Yeovil. Well looked after by the current owners the accommodation includes an entrance hallway, cloakroom, kitchen/dining room and living room whilst on the first floor there are two double bedrooms, a single room and the family bathroom. There is a fully enclosed rear garden and an allocated parking space.

 **LACEYS**  
**YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)



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



- Beautifully Presented Family Home
- Three Bedrooms
- Popular Development on the Western Side of Yeovil
- Downstairs Cloakroom
- Allocated Parking Space
- Enclosed Rear Garden
- Double Glazed & Gas Central Heating

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

The **ACCOMMODATION** comprises:

#### **Entrance Hallway**

As you enter the property you are greeted with an entrance hallway which has doors leading to the living room, kitchen-dining room and cloakroom. Stairs provide access to the first floor. There is a radiator and a ceiling light point.

#### **Cloakroom**

Fitted with a low level WC and a small pedestal wash basin. There is a ceiling light point and a radiator.

#### **Sitting Room 5.12 m x 2.89 m (16'10" x 9'6")**

Enjoying a pleasant outlook over the rear garden through the double glazed window with a door providing access. There is a ceiling light point and a radiator.

#### **Kitchen/Dining Room 4.98 m x 2.91 m (16'4" x 9'7")**

Fitted with a good selection of wall, base and drawer units with work surfaces above. There is a built in oven and hob with extractor hood above and the boiler is neatly concealed in one of the units. Space is available for a washing machine, dishwasher and fridge/freezer. The stainless steel sink is conveniently situated under the front facing double glazed window. There is spot lighting, a ceiling light point and a radiator.

#### **Landing**

Doors open to all three bedrooms, the airing cupboard and family bathroom. There is a ceiling light point and access is available to the loft.

#### **Bedroom One 4.30 m x 2.58 m (14'1" x 8'6")**

A good size double bedroom with a radiator and a ceiling light point. A double glazed window overlooks the front of the property.

#### **Bedroom Two 3.54 m x 3.01 m (11'7" x 9'11")**

The second bedroom is also a comfortable double room with a radiator and a ceiling light point. A double glazed window overlooks the rear garden.

#### **Bedroom Three 2.90 m x 2.45 m (9'6" x 8'0")**

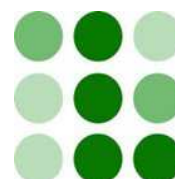
A single room with a radiator and a ceiling light point. A double glazed window overlooks the front of the property.

#### **Family Bathroom**

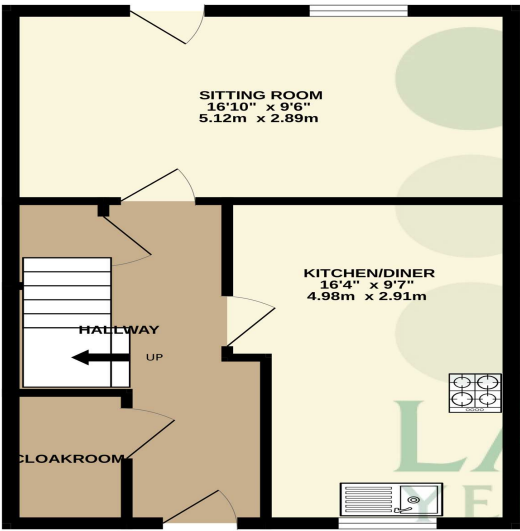
Fitted with a panel enclosed bath with shower above and a glass screen to the side, a pedestal wash basin and a low level WC. There is an obscured double glazed window to the rear, a heated towel rail, an extractor fan and an enclosed ceiling lamp.

#### **Outside**

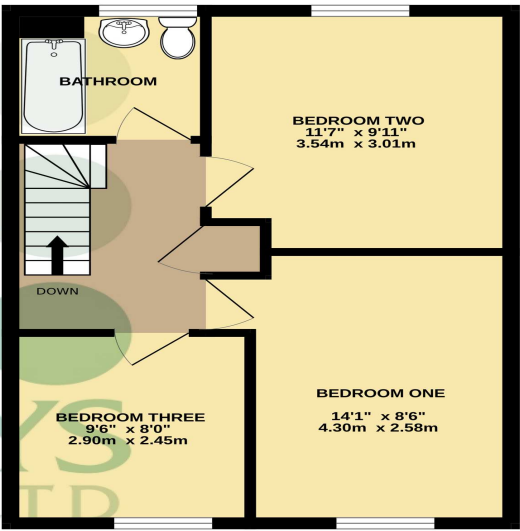
The property sits nicely back from the road behind a brick wall and railings whilst to the rear the garden is fully enclosed and offers a patio and an area of lawn with gated access to the front. There is a single parking space.



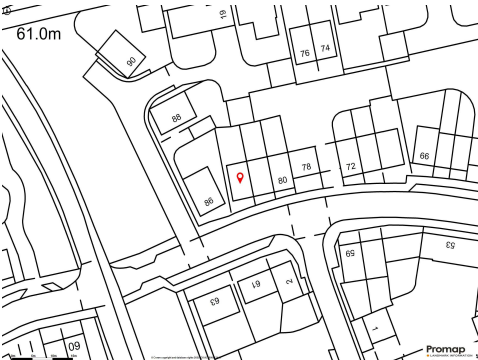
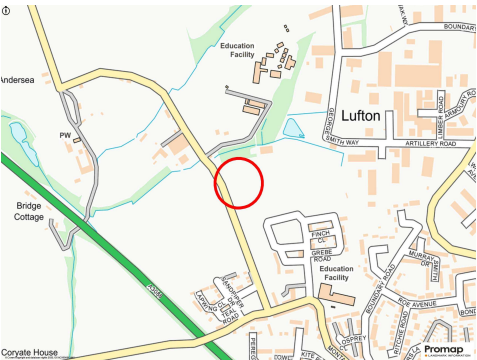
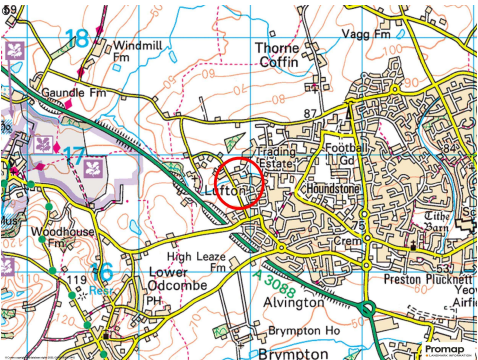
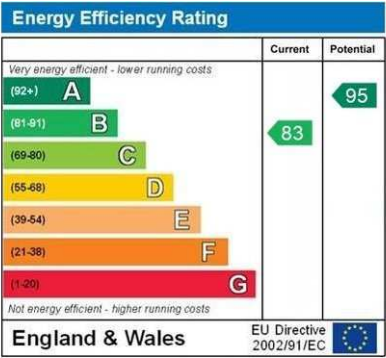
GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.  
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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**Please Note**  
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**Photographs/Floor Plans**  
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**Material Information to assist making informed decisions**

- Property Type -End of terrace house
- Property Construction -Traditional
- Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- Electricity Supply -Mains
- Water Supply -Mains (metered)
- Sewerage -Mains
- Heating -Gas Central Heating-combi boiler in kitchen.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking -One allocated parking space.

**Material Information that may or may not apply**

- Building Safety - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- Restrictions -Restrictions - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; Not to use the Property for any purpose other than as a private residential dwelling. Not to use the property for any trade or business. Not to keep or feed or permit to be kept or fed on the Property any animals other than normal household domestic pets. Not to park or cause or suffer or permit to be parked any commercial vehicle (other than one not exceeding 5 meters in length and 2 meters in height), caravan, mobile home, camper van or boat on the Property between any building on the Property and the Estate Road. More covenants in place. We'd recommend you review the Title/deeds of the property with your solicitor.

**Material Information that may or may not apply continued**

- Rights and Easements - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- Current Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- Coastal Erosion Risk - N/A
- Planning Permission - No records on the Local Authority's website directly affecting the subject property.
- Accessibility/ Adaptations - N/A
- Coalfield Or Mining Area - N/A
- Energy Performance Certificate (EPC Rating) -B

**Other Disclosures**

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 29/07/2025. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.