



## Property Location

This two-bedroom semi-detached property is situated in the modern Agusta Park estate in the western residential area of Yeovil. This property is within a short drive of the bustling town centre which offers plenty of shops, restaurants and other amenities.

### Kingfisher Drive, Yeovil

Approximate Gross Internal Area = 62.5 sq m / 673 sq ft

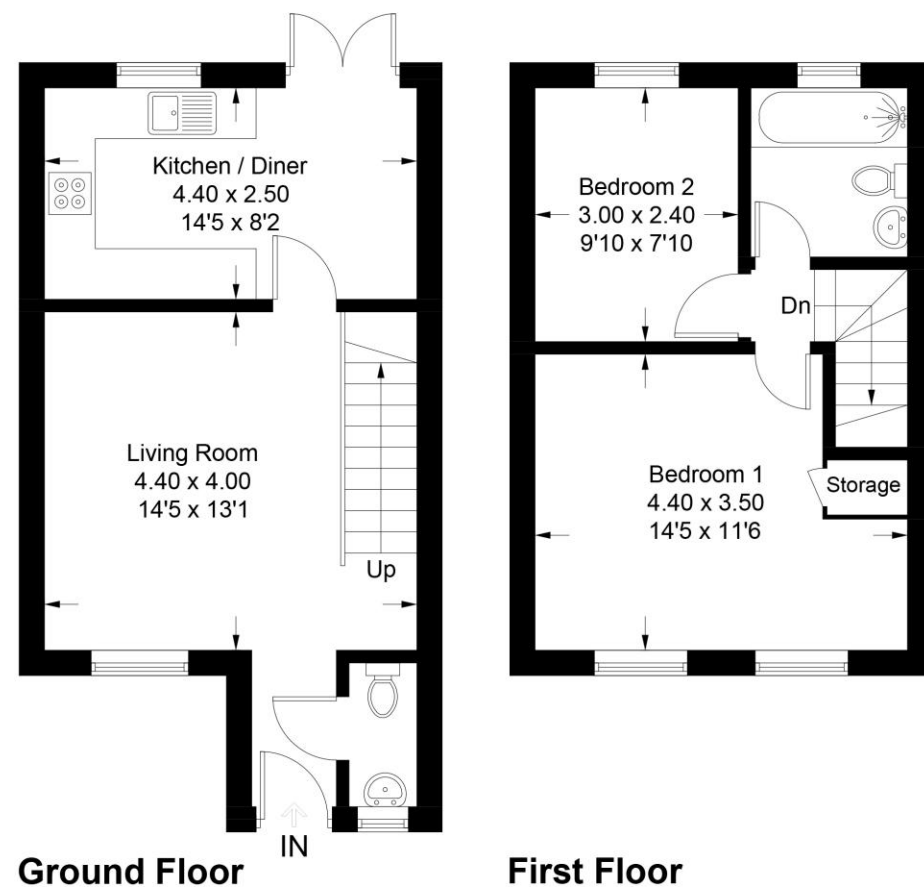


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1263943)



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

### Martin & Co Yeovil

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## Kingfisher Drive, Yeovil

Offers In Region Of £240,000





Kingfisher Drive  
Yeovil  
BA22 8GG

### Key features:

- Modern Home
- Off Road Parking
- Desirable Location
- Ideal Family Home
- Single Garage
- Ground Floor W/C
- 5 Years Development Warranty
- Great Condition Throughout



### Why you'll like it

This modern two-bedroom semi-detached property situated in the desirable Augusta Park estate offers a modern kitchen and bathroom, two double bedrooms, living room, w/c, private garden and a single garage. This property benefits from having allocated parking and over 5 years development warranty. Perfect first home. Early viewing is recommended.

**ENTRANCE HALL:** Upon entering the property, you are welcomed into a cosy entrance hall which provides ample space to store coats and shoes. The hall has neutral walls and vinyl flooring. One radiator.

**LIVING ROOM** 13' 1" x 14' 5" (4.0m x 4.4m) The generously proportioned living room has an under-stair storage cupboard and a double-glazed window to the front of the property. Neutrally decorated walls and wooden effect vinyl flooring. Two radiators.

**KITCHEN** 14' 5" x 8' 2" (4.4m x 2.5m) This modern kitchen has white cabinets and drawers with marble effect counter tops and splashguards. The kitchen has an integrated gas hob, electric oven and cooker hood above. There is space and plumbing for a dishwasher, washing machine and freestanding fridge-freezer. Vinyl flooring and neutral walls. Double glazed window and French doors to the rear garden.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**CLOAKROOM** 5' 6" x 2' 7" (1.7m x 0.8m) The downstairs cloakroom consists of a white w/c and hand basin. The room is neutrally decorated and has vinyl flooring. One radiator.

**STAIRS AND LANDING:** The carpeted stairs arise to the first-floor landing and provides access to the two double bedrooms, family bathroom and loft hatch above. The landing has neutral walls and grey carpet. White banister.

**MASTER BEDROOM** 14' 5" x 11' 5" (4.4m x 3.5m) A double bedroom with built-in storage cupboard and two double glazed windows to the front of the property. Neutral decoration with wallpapered feature wall. Grey carpet and one radiator.

**BATHROOM** 5' 10" x 6' 6" (1.8m x 2.0m) Modern family bathroom fitted with a complete white suite consisting of w/c, hand basin and bathtub. Black tiled walls and vinyl flooring. Obscure double-glazed window to the rear. Wall mounted towel rail.

**BEDROOM TWO** 9' 10" x 7' 10" (3.0m x 2.4m) A double bedroom with double glazed window to the rear of the property. Neutral walls and grey carpet. One radiator.

**GARAGE:** To the side of the property is a single garage with a white up-and-over door. Allocated parking space for one car in front of the garage.

**OUTSIDE:** To the rear of the property is a private and enclosed garden. Stone path leading to the garden gate which provides access to the front of the garages. To the front of the property is the single garage and allocated off-road parking for one car.

