

Towers Wills

Town & Country

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



32, Kingfisher Drive, Yeovil, Somerset BA22 8GG

Offers Over £230,000

Towers Wills welcome to the market a modern two-bedroom semi-detached home built in 2021 on the popular Agusta Park development, beautifully presented throughout. Comprising: Hallway, cloak W.C, living room, kitchen/ diner, two bedrooms, bathroom. Driveway & garage. Remaining NHBC warranty. An ideal first-time buy or investment in a sought-after Yeovil location.

Accommodation:

Situated on the ever-popular Agusta Park development, this beautifully presented two-bedroom semi-detached home was built in 2021 and offers modern, low-maintenance living ideal for first-time buyers or buy-to-let investors alike. The property also benefits from the remainder of its NHBC guarantee.

The well proportioned accommodation comprises a welcoming reception hallway and ground floor cloakroom/WC. The living room is bright and comfortable, offering the perfect space to relax. To the rear, the stylish kitchen/diner is fitted with a comprehensive range of wall, base and drawer units with work surfacing and inset sink/drainage, integrated gas hob with cooker hood over, integrated electric oven, and space for both fridge/freezer and washing machine. There is ample space for a dining table and chairs, making it ideal for entertaining family and friends, with double doors opening directly onto the enclosed rear garden.

To the first floor are two well-proportioned bedrooms and a modern family bathroom, finished to a high standard in keeping with the rest of the home.

Outside:

Externally, the property benefits from driveway parking, a garage and an enclosed rear garden — perfect for outdoor dining and enjoying the warmer months. The garage has a consumer unit and lighting with roof storage.

Agusta Park is positioned on the desirable western fringe of Yeovil, within easy reach of local schools, shops and everyday amenities, making this an excellent opportunity to acquire a stylish and conveniently located modern home.

Key Features

- Popular Agusta Park Development
- Semi-Detached
- Two Bedrooms
- Driveway & Garage
- Rear Garden
- Remaining NHBC Warranty

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: info@towerswills.co.uk

Energy Efficiency

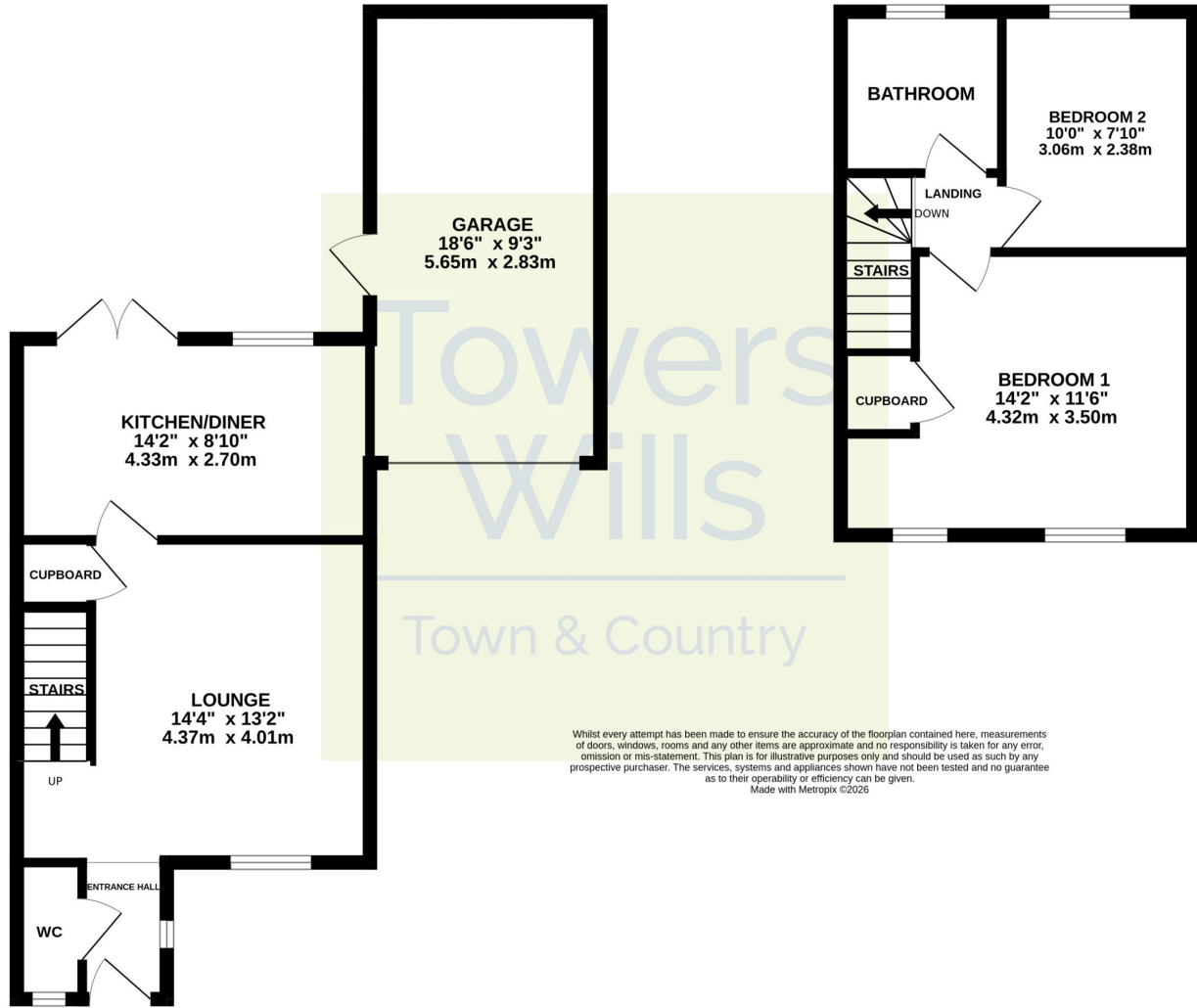
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan

GROUND FLOOR

1ST FLOOR



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