

# Towers Wills

Town & Country

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



**10, Southfield Drive, Yeovil, Somerset BA21 3FJ**

**Offers Over £400,000**

Towers Wills are pleased to bring to market this modern family home on the popular Brismore Estate. Built in 2016, this end of terrace town house benefits from downstairs WC, good sized kitchen/diner and utility, separate lounge on the first floor, family bathroom, four bedrooms with a “Jack & Jill” en-suite to the master. A garage, off-road parking and low maintenance rear garden complete this wonderful family home.

## Entrance Hall

Door to the front and radiator.

## Downstairs W.C

With wash hand basin, w.c, radiator, extractor fan and double glazed sash window to the side.

## Utility 1.88m x 3.60m - maximum measurements

Airing cupboard which includes water tank, double glazed sash window to the side, space for washing machine and dryer and a stainless steel sink drainer one bowl.

## Kitchen/Diner (L-shaped room) 5.78m x 6.42m - maximum measurements

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 French doors to the rear garden, double glazed sash windows to the front and rear, double oven including microwave function, integrated gas hob with cookerhood over, integrated dishwasher and an understairs cupboard.

## First Floor Landing

Includes radiator.

## Lounge 6.42m x 4.20m - maximum measurements

Two double glazed sash windows to the rear, one double glazed sash window to the side and two radiators.

## Bedroom Two 3.22m x 3.57m - maximum measurements

Double glazed sash window to the side, radiator and built-in wardrobe.

## Family Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, double glazed sash windows to the front and side, heated towel rail and extractor fan.

## Second Floor Landing

Includes loft hatch (part boarded with attached ladder) and cupboard including central heating boiler.

## Master Bedroom 3.72m x 3.57m - maximum measurements

Double glazed sash window to the side, radiator and built-in wardrobe.

## Attached 'Jack and Jill' Bathroom

Suite comprising shower cubicle, wash hand basin, w.c, double glazed sash windows to front and side, heated towel rail and extractor fan.

## Bedroom Three 3.58m x 3.75m - maximum measurements

Double glazed sash window to the rear and radiator.

## Bedroom Four 2.32m x 2.73m - maximum measurements

Double glazed sash windows to the front and side, built-in single wardrobe and radiator.

## Rear Garden

## Key Features

- Town House
- Four bedrooms
- In excellent condition throughout
- Desirable location
- Garage and Parking
- Wonderful family home

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The rear garden has a patio area, AstroTurf, outside tap, power and rear gate leading to the single drive and garage.

### **Garage**

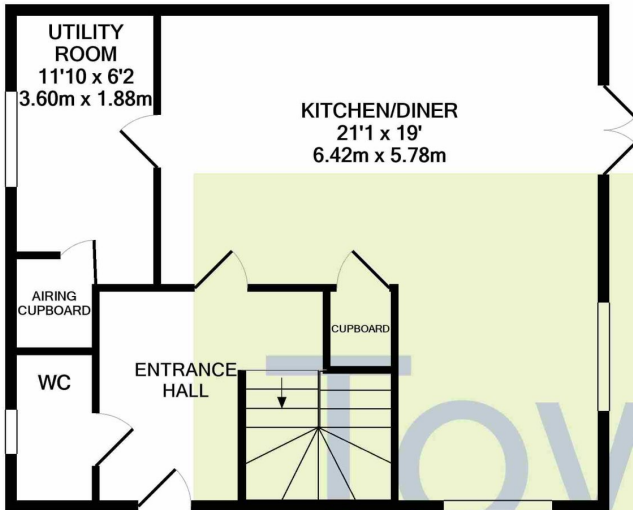
With 'up and over' door, power and light.

### **Parking**

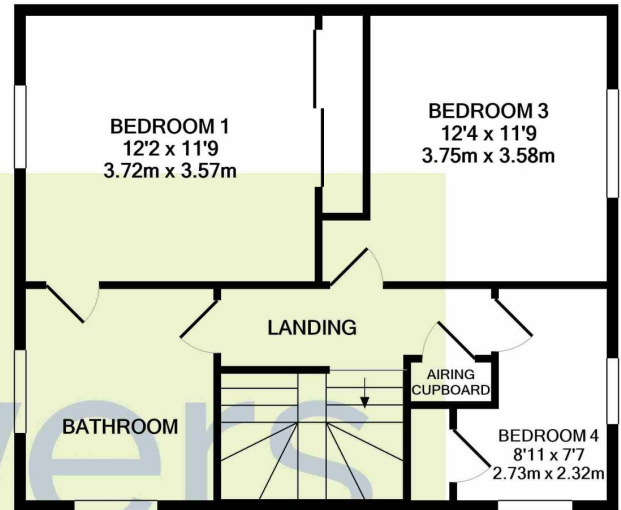
There is parking for one vehicle in front of the garage.



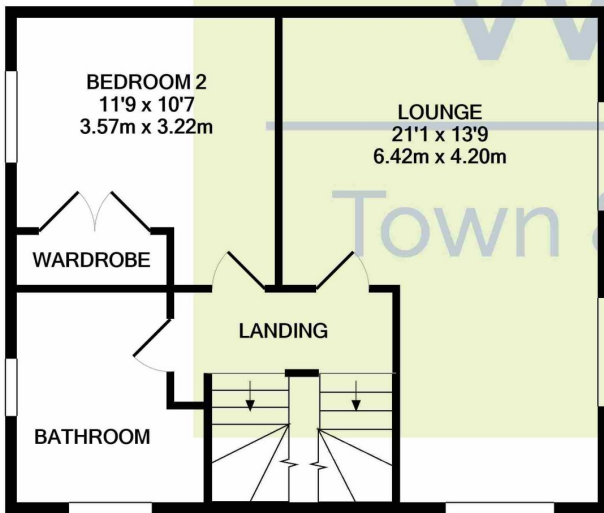
# Floor Plan



GROUND FLOOR



2ND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2022

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](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)