

# Towers Wills

Town & Country

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**34, Kingfisher Drive, Yeovil, Somerset BA22 8GG**

**£225,000**

Towers Wills welcome to the market an excellent opportunity to purchase a modern two bedroom semi-detached home. An ideal first time buy or buy to let investment. The property boasts a living room, cloakroom/WC and kitchen diner with French doors to the garden, plus two bedrooms and a modern bathroom. Driveway, garage and lawned rear garden. Located on the western fringe Yeovil, close to Kingfisher Primary School and Leonardo Helicopters .

### Accommodation:

A beautifully presented, modern two-bedroom semi-detached home on Kingfisher Drive, perfectly suited to first-time buyers and buy-to-let investors alike.

Constructed in 2021 and benefitting from the remainder of its NHBC guarantee, this attractive property offers contemporary living with well-planned accommodation throughout. On entering, a welcoming reception hallway leads to a convenient ground-floor cloakroom/WC and a comfortable living room, ideal for relaxing at the end of the day.

To the rear of the home sits a stylish kitchen diner, fitted with a comprehensive range of wall, base and drawer units with complementary work surfacing. Integrated appliances include an electric oven and gas hob with cooker hood, alongside a one-and-a-half bowl stainless steel sink and drainer. There is space for a fridge/freezer and plumbing for a washing machine, while ample room for a dining table and chairs makes this a fantastic social space. Double French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

The first floor offers two well-proportioned bedrooms. The main bedroom is a generous double enjoying an outlook to the front, while the second bedroom overlooks the rear garden. Completing the accommodation is a modern bathroom suite comprising a bath with mixer tap and shower over, wash hand basin, WC and radiator, with a rear-facing window providing natural light.

### Outside:

Outside, the rear garden is predominantly laid to lawn and benefits from gated side access. To the front and side of the property, a driveway provides off-road parking and leads to a garage with up-and-over door.

Situated on the desirable western fringe of Yeovil, the property enjoys a convenient location close to Kingfisher Primary School and within easy reach of Leonardo Helicopters, making it an excellent choice for both owner-occupiers and investors.

An ideal opportunity to secure a modern home in a popular and well-connected location — early viewing is highly recommended.

## Key Features

- Semi Detached
- Two Bedrooms
- Ideal First Time Buy/Buy to Let
- Popular Agusta Park Development
- Garage & Driveway
- Rear Garden

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

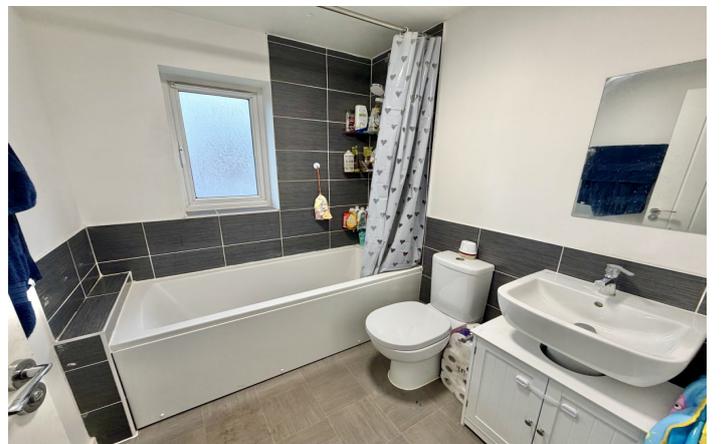
BA202RF

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## Energy Efficiency

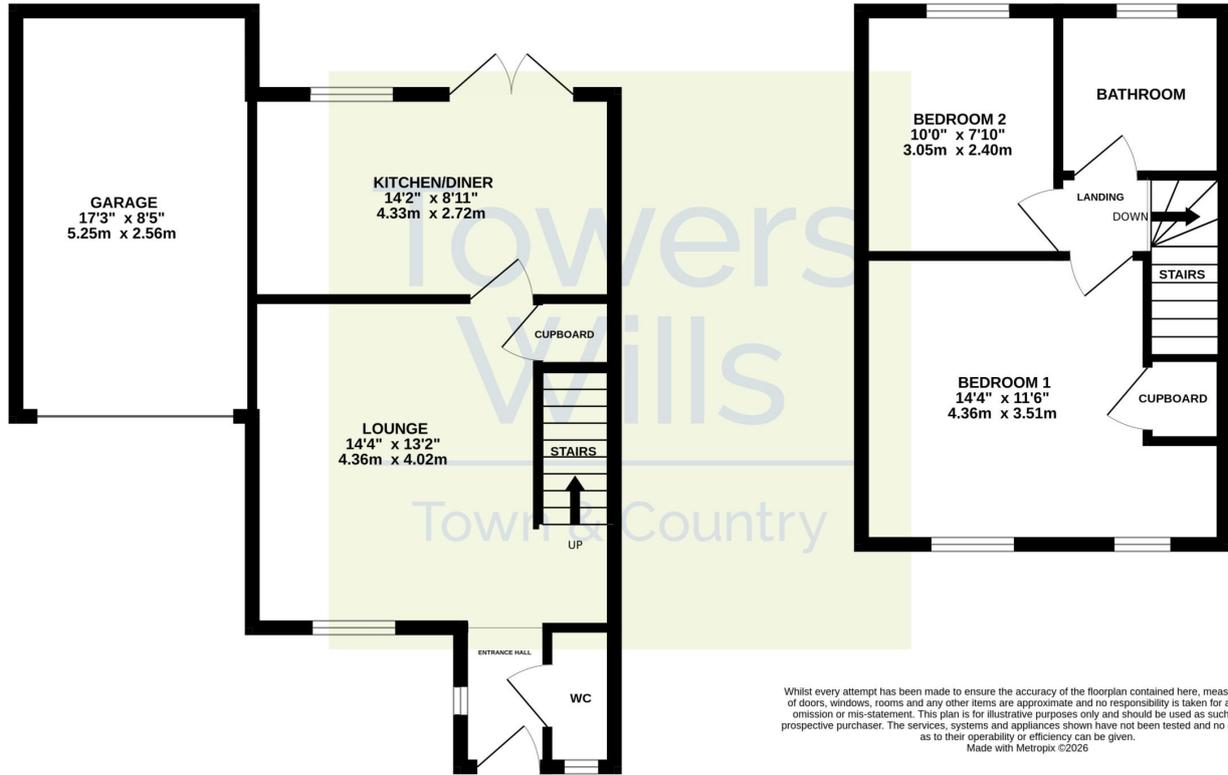
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Floor Plan

GROUND FLOOR

1ST FLOOR



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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**Towers Wills**

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