

Towers Wills

Town & Country

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9, Kestrel Way, Yeovil, Somerset BA22 8ZB

£250,000

Towers Wills are delighted to welcome to market this well-presented three-bedroom terraced home, situated on the popular Agusta Park development, ideally positioned close to a local primary school and on the edge of Yeovil. Offering an ideal family home, the property benefits from allocated parking, garage, downstairs WC and a pleasant rear garden. The property offers well-arranged accommodation throughout, briefly comprising entrance hall, downstairs WC, spacious lounge and a kitchen/diner. To the first floor are three bedrooms, all served by a family bathroom.

Accommodation:

Entrance Hall

Double glazed door to front and radiator.

Downstairs W.C

WC, wash hand basin, space/plumbing for washing machine and extractor fan.

Lounge 3.94m max x 4.86m max

Double glazed French doors and window to rear, radiator.

Kitchen/Diner 5.01m x 3.11m

Double glazed windows to front and rear, radiator, under stairs cupboard, one and a half bowl stainless steel sink/drainers, space for dishwasher and fridge/freezer, gas boiler, integrated gas hob with extractor over and integrated electric oven.

First Floor Landing

Double glazed window to front, airing cupboard housing radiator and loft hatch.

Bedroom One 5.02m max x 3.51m max

Double glazed windows to front and rear, two radiators and built-in double wardrobe.

Bedroom Two 2.07m x 3.40m

Double glazed window to rear and radiator.

Bedroom Three 2.84m x 2.37m

Double glazed window to front and radiator.

Bathroom

Double glazed window to rear, heated towel rail, wash hand basin, WC and bath with mixer shower.

Outside:

Rear Garden

Enclosed rear garden, mainly laid to lawn with patio area, planted borders and mature shrubs, with rear access leading to parking area. Wooden shed and additional side access providing useful bin storage.

Garage 5.84m x 2.58m

Up and over door to front and double glazed window to rear.

Parking

Parking space in front of the garage.

A fantastic home in a popular location, with viewing highly recommended.

Key Features

- Well Presented Throughout
- Terraced Property
- Popular Agusta Park Development
- Three Bedrooms
- Garage & Off Road Parking
- Rear Garden

Contact Us

**Towers Wills Estate
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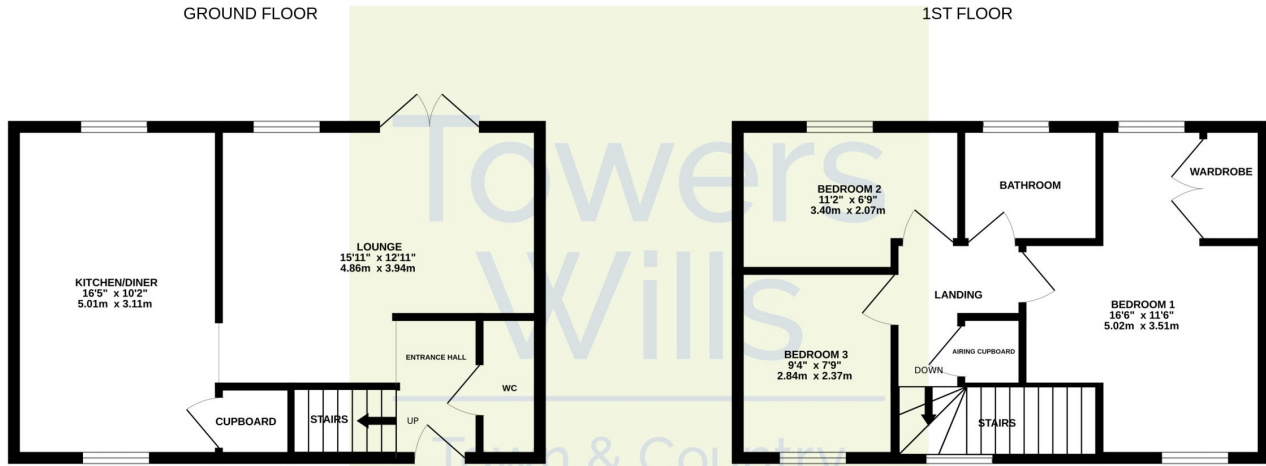
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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan



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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