



**FOR SALE**

Kingfisher Drive, Yeovil, BA22 8FJ

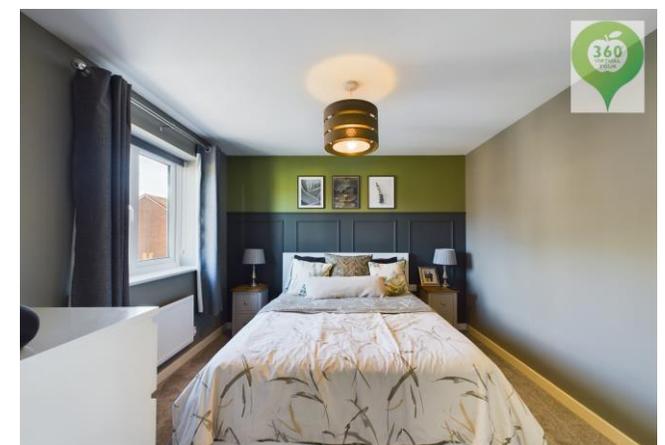
£245,000



**ORCHARDS**  
ESTATES

Situated on Phase 3 of the Agusta Park development, a desirable location on the Western outskirts of Yeovil and within easy reach of numerous countryside walks and amenities as well as a recently established primary school, is this modern three bedroom home with the added benefit of easily accessible private parking. The well presented accommodation comprises spacious living room, kitchen/diner and useful downstairs cloakroom. The owner upgraded many options available from the developer several years ago and this is evident when viewing as the property presents in a well looked after condition. Upstairs are three bedrooms, master with en-suite and a family bathroom with side window offering additional natural light. To the side of the property is the private driveway providing off road parking for 2 vehicles and to the rear a private enclosed garden with a Westerly orientation. The property is freehold and retains approx 7 years of NHBC warranty.

£245,000



## LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent ten pin bowling, public swimming pool, Nuffield Health Club, the Octagon theatre along with an excellent range of restaurants and bars. Mainline train station and excellent transport links as Yeovil is situated within easy reach of the A303, the county town of Taunton and the M5 are approximately 24 miles. Only 7 miles from the delightful Abbey town of Sherborne with its well known schools and 19 miles from Dorchester. The Dorset coast at West Bay is 20 miles distant. The cities of Exeter, Bristol, Bath and Salisbury are all within approximately 1 hours driving distance. Sporting activities include golf at Yeovil and Sherborne, fishing, and dinghy sailing at Sutton Bingham Reservoir.

## Approach

To the side of the property is the parking area with space for 2 vehicles in tandem, to the rear of the parking space is a gate leading to the rear enclosed garden. The front is laid to gravel with pathway to front door enclosed by iron railings and iron gate.

## Ground Floor

Front door opening to the hallway with door off to the downstairs cloakroom, stairs to first floor and door opening to the sitting room. The sitting room is spacious and well designed to accommodate a large sofa, handily there is also storage under the stairs. To the rear the kitchen is full width with a dining area and French doors opening to the rear garden.

## Upstairs

The landing is spacious and houses an airing cupboard and loft hatch. The main bedroom is to

the front and comes with its own en-suite. There are a further 2 bedrooms, one of those being a good sized double.

## Garden

The rear garden can be accessed off the dining area from kitchen or a gate leading directly to the private driveway. Laid to patio initially with gravel to one side and lawned. This is a nice aspect as it gains mid day, afternoon and evening sun, and feels very private as it is not directly overlooked.

## Material Information

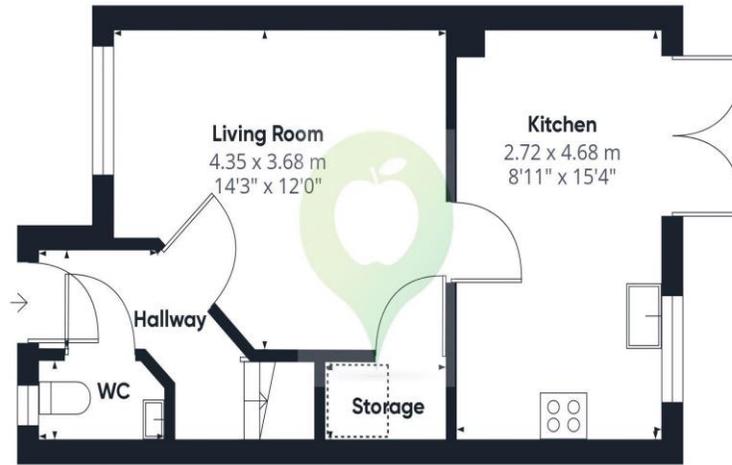
- Council Tax Band: C
- EPC Rating: B Approx 3 years old, the property retains the remainder of the new build NHSBC Warranty.
- Mains Gas, Water and Drainage. Average Utility for Gas and Electric with the current owner is £85 per month.

## Directions

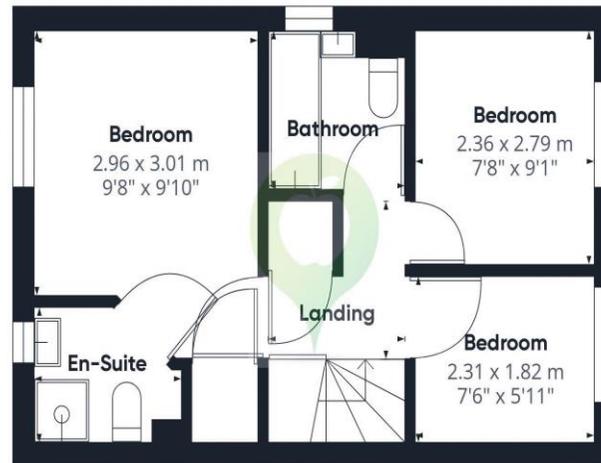
From Montacute Road, turn into Kingfisher Drive, with Kingfisher Primary School on your right, proceed along Kingfisher Drive past the left hand turns for Avocet Drive and Pipit Way. The property will be found on your left-hand side and will be easily identified by the Orchards Estates FOR SALE Sign. Parking is to the right of the property as you look at the front door.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Floor 1



Floor 2

**Approximate total area<sup>®</sup>**

66.32 m<sup>2</sup>  
713.88 ft<sup>2</sup>

**Reduced headroom**

0.72 m<sup>2</sup>  
7.7 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



01460 477977 or 01935 277977



www.orchardsestates.com



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