



Connells

Halyars Way  
Yeovil



## Property Description

Set within the prestigious Brimsmore development, this beautifully appointed four-bedroom townhouse offers refined, contemporary living arranged across three thoughtfully designed floors. Finished to an excellent standard throughout, the property perfectly balances elegant style with everyday practicality - the ideal family home!

The ground floor opens into a welcoming entrance hall leading to a sleek, modern kitchen featuring quality fittings, generous work surfaces, and ample storage. To the rear, the impressive living/dining room is bathed in natural light and provides seamless access to the private enclosed garden, creating an ideal setting for both relaxed family living and sophisticated entertaining. A stylish cloakroom completes this level.

The first floor hosts two generously proportioned bedrooms alongside a well-appointed contemporary family bathroom. Occupying the top floor, the luxurious principal suite provides a peaceful retreat, complete with fitted storage and a smart ensuite shower room, complemented by a further spacious double bedroom offering excellent flexibility for guests, workspace, or growing families.

Externally, the property continues to impress with a neatly enclosed, rear garden and the valuable benefit of allocated parking and garage.

## Entrance Hall

Entrance hall featuring a front door, staircase leading to the first floor, and a radiator. A door provides access to the Cloakroom.

## Cloakroom

Cloakroom fitted with a WC and wash hand basin, complemented by tiled flooring, a radiator, and an extractor fan.

## Lounge / Diner

Spacious lounge/diner featuring two radiators, twin patio doors opening to the garden, an electric fireplace with integrated lighting, TV point, and a useful under-stair storage cupboard.

## Kitchen

A well-appointed kitchen fitted with a range of wall and base units complemented by sleek worktops. Includes integrated appliances such as a dishwasher, washing machine, and fridge freezer, along with an electric hob and Bosch double oven. A stainless steel sink with drainer sits beneath a double-glazed front window, while spotlights and a radiator complete the space, creating a bright and practical cooking environment.

## First Floor Landing

First floor landing with an airing cupboard and staircase leading to the second floor.

## Bedroom One

A generously sized double bedroom offering a bright and welcoming atmosphere, enhanced by two double-glazed sash windows to the rear, each fitted with elegant blinds. The room includes built-in wardrobes providing ample storage space and two radiators ensuring year-round comfort.

## En Suite

Stylishly finished with a modern shower cubicle, WC, and wash hand basin. The space is illuminated by sleek spotlights and features a heated towel rail for added comfort.

## Bedroom Three

A comfortable double bedroom featuring a double-glazed sash window to the front, a double fitted wardrobe offering generous storage, and a radiator providing a warm and inviting feel.

## Bathroom

A contemporary family bathroom featuring a double-glazed sash window to the front, a bath with shower over, WC, and wash hand basin. The room includes tiled flooring and part tiling to the walls, complemented by a heated towel rail, fitted mirror, and modern spotlights, creating a bright and relaxing environment.

## Second Floor Landing

The second floor landing features a cupboard housing the boiler and a radiator.

## Bedroom Two

A spacious double bedroom with character, featuring restricted head height and two double-glazed windows to the front that provide plenty of natural light. The room benefits from loft access, useful eaves storage, and two radiators for added comfort.

## Bedroom Four

A bright and airy room featuring two double-glazed Velux windows that fill the space with natural light, complemented by a radiator for warmth and comfort.

## Shower Room

A modern and well-appointed space featuring a Velux double-glazed window, WC, and shower cubicle. The room is finished with fully tiled walls and tiled flooring, complemented by spotlights, a heated towel rail, and a stylish mirror unit for a sleek, contemporary look.

## Outside

## Rear Garden

A beautifully maintained outdoor space featuring a well-kept lawn bordered by a variety of plants and shrubs. The garden includes a charming pergola, a paved patio area ideal for outdoor dining, and a water butt for garden maintenance. The area is fully enclosed by fencing, offering privacy and a secure setting.

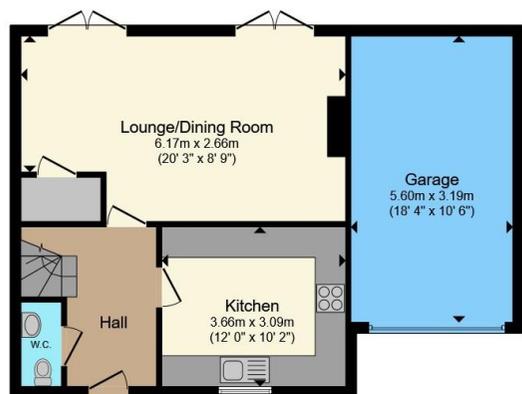
## Parking

The property benefits from a garage fitted with an electric door, lighting, and power supply, with a driveway in front and additional parking space next to the garage. There is also convenient access from this area to the rear garden.

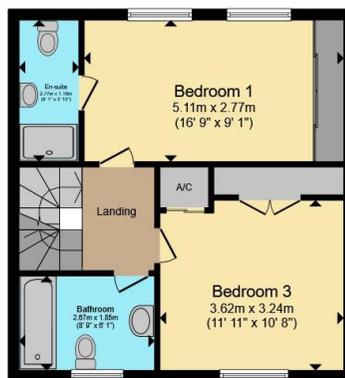








**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 145.3 m<sup>2</sup> (1,564 sq.ft.) approx

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To view this property please contact Connells on

**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
 YEOVIL BA20 1EW

EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

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