



**FOR SALE**

3 Percivale Road, Yeovil, BA21 3GZ

**£175,250**



**ORCHARDS**  
ESTATES

Offered with No Onward Chain.

Coach houses are becoming more and more sought after as savvy buyers are realising they offer competitive pricing for the internal space as well as low maintenance costs and in this case, no management costs as the property is freehold.

More recently, educated buyers have realised that a 2 bedroom Coach House will offer more internal space than a standard 2 bed house and more privacy, individuality and definitely more personality than many flats.

Situated just off Larkhill Road, this property comes with off road parking and ground floor storage making this a solid option if you are looking for more space, in a convenient location and with low running costs.

This property benefits from having been rented over the last few years meaning many aspects have been updated and maintained, including a new boiler installed in 2021.

The external paved area beside the parking space to the rear also belongs to this property.

£175,250



## 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

Percival Road is located just off Larkhill Road. Found on the left hand side as you drive in the front door is located to the right of the archway. The property itself covers the archway and the 2 garages below. Front door opens to the lower entrance with stairs to the landing.

## Living Space

Immediately to your left when you reach the living area is the spacious sitting room set out in an L Shape and creating space for a seating area and dining area. The kitchen is then located off this room and is well fitted with a range of white goods.

## Landing

Separating the entrance, main living and bedrooms with a hallway featuring 2 storage cupboards, one housing the pressurised hot water system.

## Bedrooms

Two large double bedrooms, the main bedroom coming with its own ensuite and built in storage.

## Bathroom

Fully fitted with shower over bath, WC, extractor, towel rail and vanity unit.

## Storage

Under the arch is a private door opening to your personal storage area.

## Parking

There is one clearly identified space within the enclosed rear parking area.

## Outside Space

Being a coach house, you do get a small area of external space, this is the paved area to the rear beside your parking space.

## Material Information

- Freehold Property
- The owner of this property owns the freehold for the 2 garages below, these are on a 999 year lease with a yearly peppercorn rent
- Council Tax Band: B EPC Rating: C
- Mains Gas, Drainage, Water and Electric
- Boiler was installed in 2021 and has been regularly serviced
- Fibre Broadband Available
- Flood Zone 1: Low Risk



**Directions:** This is real easy, from Larkhill Road, turn into Percivale Road and the property will be on your left. You can drive under the arch and park to the rear.  
<https://w3w.co/stray.rise.beans>  
<https://maps.app.goo.gl/oL6wLoYDa552rd8F9>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

65.86 m<sup>2</sup>

708.92 ft<sup>2</sup>

**Reduced headroom**

1.09 m<sup>2</sup>

11.77 ft<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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