



Property Location

Located in the heart of Yeovil's residential areas in the Western side of the market town, this mid-terrace house is a stone's throw from local shops, doctor's surgery, schools and other amenities.

17 Percivale Road, Yeovil, Somerset, BA21 3GZ

Approximate Gross Internal Area = 80 sq m / 861 sq ft

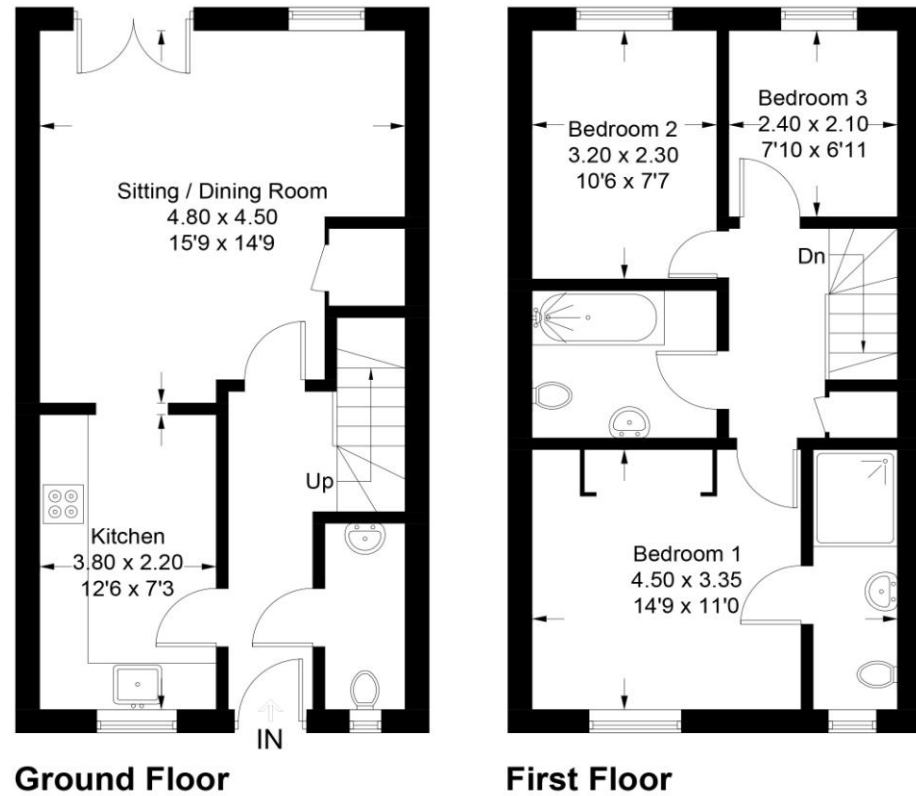


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID876294)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Percivale Road, Yeovil

Asking Price Of £230,000



17 Percivale Road
Somerset
BA21 3GZ

Key features:

- Modern Property
- Immaculately Presented
- Popular Residential Area
- Spacious Living Accommodation
- Family Home
- 2x Parking Spaces
- Garden
- Close to Schools and Shops



Why you'll like it

VIEWING RECOMMENDED of this attractive modern 3 bedroom, 2 bathroom family home, immaculately presented throughout, in a popular residential area on the Western side of Yeovil, close to local schools and amenities. Benefiting from allocated off road parking, gas central heating, double glazing and an enclosed rear garden.

ENTRANCE HALL Blue painted front door leading into the ground floor entrance hall with stairs rising to the first floor to the right. Doors leading into the kitchen, sitting room and cloakroom. Wood-laminate flooring and neutral walls. Radiator.

KITCHEN 12' 5" x 7' 2" (3.8m x 2.2m) Modern kitchen with double glazed window to the front. Doors from both the entrance hall and sitting / dining room. A range of wood-laminate units with grey mottled laminate work-surface. Integrated electric oven, gas hob and extractor fan. Potterton gas boiler. Tile-effect vinyl flooring and neutral walls with cream above counter tiling. Radiator.

SITTING/DINING ROOM 15' 8" x 14' 9" (4.8m x 4.5m) Spacious living room with plenty of space for both seating and dining areas. Double glazed French doors and window to the rear. Neutral carpets and walls. Two radiators. Under stairs cupboard giving good storage.

CLOAKROOM Downstairs cloakroom with white toilet and hand wash basin. Wood-effect vinyl flooring and neutral walls. Double glazed obscure glass window. Electrical consumer unit high level. Radiator.

STAIRS AND LANDING Mid-brown carpeted stairs rise to the first floor. Cream /black patterned wallpaper. Airing cupboard with Boilemate hot water tank. Loft hatch.

BEDROOM ONE 11' 5" x 10' 11" (3.5m x 3.35m) Double bedroom with double glazed window to the front. Cream carpet and walls. Radiator. Built in wardrobe. Door to en suite shower room.

EN SUITE En suite to bedroom one with double glazed window to the front. Wood-effect vinyl flooring and neutral walls. Shower cubicle with folding door. White basin and toilet. Radiator and extractor vent.

BEDROOM TWO 10' 5" x 7' 6" (3.2m x 2.3m) Double bedroom with rear aspect double glazed window. Neutral walls and carpet. Radiator.

BEDROOM THREE 7' 10" x 6' 10" (2.4m x 2.1m) Single bedroom with rear aspect double glazed window. Neutral walls and blue carpet. Radiator.

BATHROOM Family bathroom with white basin, toilet and bath. Wood-effect vinyl flooring, neutral walls and white tiling. Air vent. Radiator.

OUTSIDE The house is approached by pathway and has a lawn area to the front. To the rear is an enclosed garden with lawn and paved patio area. Garden shed and shiplap fenced boundaries. Two allocated parking spaces to the rear with gate access from the back garden.

