



Property Location

This three-bedroom terraced family home is situated in a popular residential area on the western side of Yeovil. Benefiting from being within walking distance of parks, a primary school, shops and a doctor's surgery. The town centre is a short drive away and offers plenty of amenities including shops, cafes, restaurants and a cinema. Yeovil benefits from two railway stations that provide direct links to London, Exeter and Bristol.

17 Percivale Road, Yeovil, BA21 3GZ

Approximate Gross Internal Area = 76.4 sq m / 822 sq ft

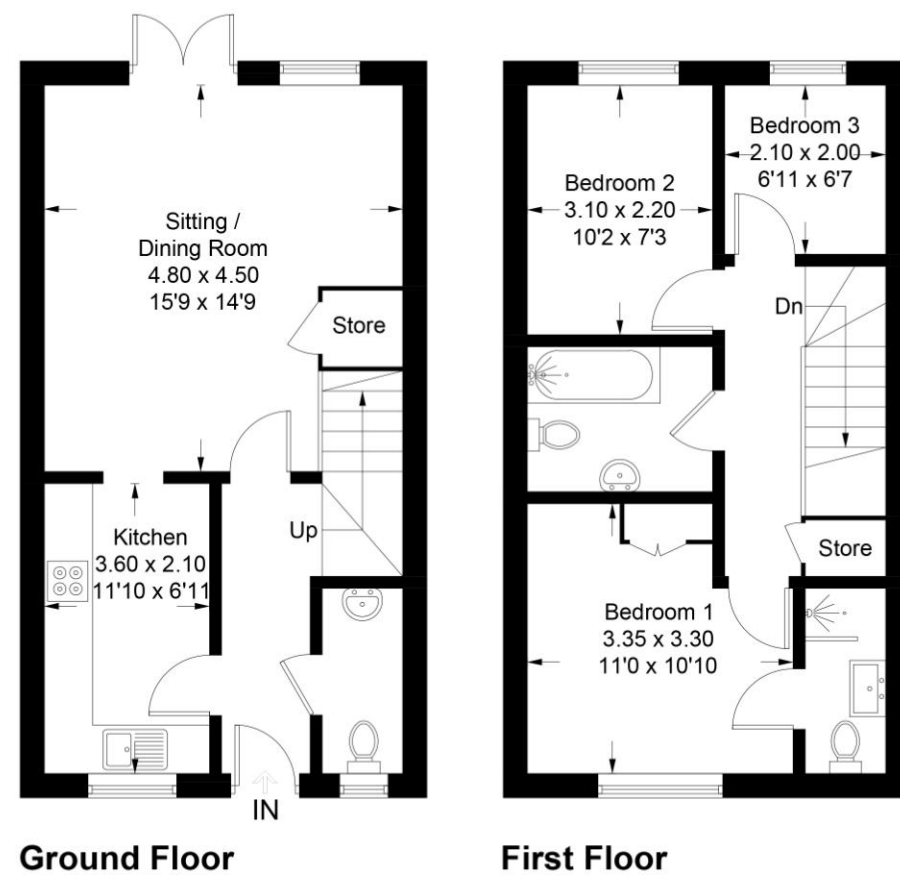
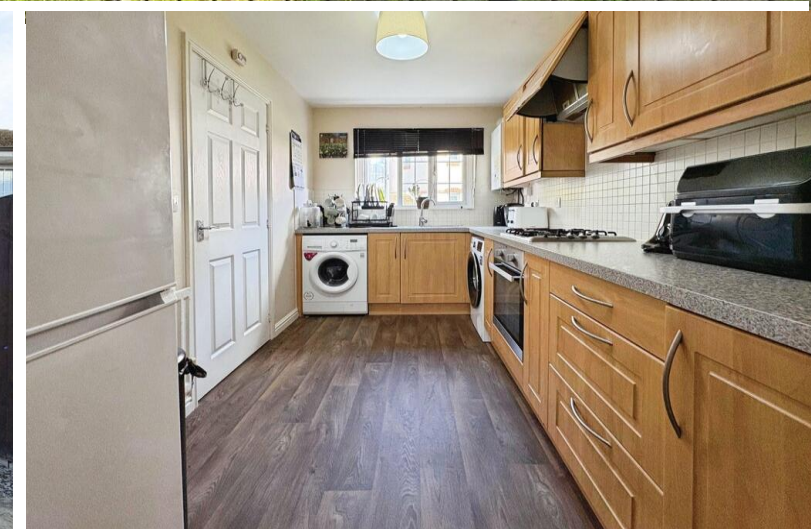


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1341023)



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

Offers In Region Of £235,000

17 Percivale Road
Yeovil
BA21 3GZ

Key features:

- Three-Bedroom Mid-Terraced Home
- Desirable Residential Area
- Close to Schools, Shops & Doctors Surgery
- Ideal Family Home or Suitable for First Time Buyers
- Two Allocated Parking Spaces
- Ground Floor W/C and Ensuite
- Private Garden
- Generously Proportioned Throughout

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This presentable three-bedroom terraced home is situated in the popular Percivale Road residential area in Yeovil. The property features a sitting room, kitchen, cloakroom, three bedrooms, ensuite, family bathroom, private garden and two allocated parking spaces. Would make a lovely family home and perfect for first-time buyers. Viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into the bright and airy entrance hall which provides access to the sitting room, kitchen, cloakroom and the stairs that rise ahead to the first-floor landing. Neutral decorated walls and wooden laminate flooring. One radiator.

SITTING/DINING ROOM 14' 9" x 15' 8" (4.5m x 4.8m) A spacious sitting room with double glazed French doors and window overlooking the rear garden. Neutral walls and beige carpet flooring. Space for dining table and chairs. Large storage cupboard. Access through to the kitchen. Two radiators.

KITCHEN 11' 9" x 6' 10" (3.6m x 2.1m) A modern kitchen with wall-mounted and fitted cabinets and drawers. Plentiful work surfaces with an inset stainless-steel basin and drainer. Integrated electric oven with gas hob and retractable cooker hood above. Space for a fridge/freezer, washing machine and dishwasher. White tiled splashguards and wooden effect vinyl flooring. Double glazed window to the front of the property. One radiator.

CLOAKROOM: The downstairs cloakroom is fitted with a two-piece suite comprising of a white w/c and hand basin. Neutral decorated walls and a obscure double-glazed window to the front on the property. One radiator.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the three bedrooms, family bathroom, storage cupboard and the loft hatch above. White wooden banister.

BEDROOM ONE 10' 9" x 7' 6" (3.3m x 2.3m) A generous double bedroom featuring an attached ensuite and fitted wardrobe. Neutral decorated walls and grey carpet flooring. Double glazed window to the front of the property. One radiator.

ENSUITE 7' 6" x 3' 3" (2.3m x 1.0m) A three-piece suite consisting of a white w/c, hand basin and walk-in shower cubicle. Wall-mounted mirror and lighting. Obscure double-glazed window to the front of the property. One radiator.

BATHROOM 5' 10" x 9' 2" (1.8m x 2.8m) A family bathroom fitted with a three-piece suite comprising of a white w/c, hand basin and bathtub with shower unit above. Partially tiled walls and laminate flooring. Wall-mounted mirror and lighting. One radiator.

BEDROOM TWO 10' 2" x 7' 2" (3.1m x 2.2m) A double bedroom with double glazed window overlooking the rear garden. Neutral walls and beige carpet flooring. One radiator.

BEDROOM THREE 6' 6" x 6' 10" (2.0m x 2.1m) A single bedroom that is currently utilised as a home office but could also make a perfect walk-in wardrobe or nursery. Double glazed window to the rear of the property. Neutral walls and beige carpet. One radiator.

OUTSIDE: To the rear of the property is a private and enclosed south-west facing garden that is laid to lawn and patio. Garden shed and rear access to the two allocated parking spaces behind.

MATERIAL INFORMATION:
Council Tax Band: C
Tenure: Freehold
Gas Central Heating

