

# Towers Wills

Town & Country

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**17, Grebe Road, Yeovil, Somerset BA22 8FY**

**Offers Over £260,000**

Brief description Towers Wills welcome to the market this beautifully presented three bedroom semi detached home situated in Augusta Park the property briefly comprises reception hallway, cloakroom/WC, living room, kitchen /diner, three bedrooms, en suite, bathroom, parking, garage rear garden.

### Accommodation:

Situated on the popular Agusta Park development on the western fringe of Yeovil, this modern three-bedroom semi-detached home, built in 2020 by Persimmon Homes, is beautifully presented throughout and perfectly suited to contemporary family living.

The property welcomes you with a reception hallway and convenient ground floor WC, leading through to a bright and comfortable living room with a front aspect. To the rear, the stylish kitchen/diner forms the heart of the home—ideal for entertaining—featuring a comprehensive range of fitted units, integrated electric oven and induction hob, with space for further appliances. The dining area comfortably accommodates a table and chairs, with double doors opening onto the rear garden, creating a seamless indoor-outdoor flow.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with built-in wardrobe and en-suite shower room. Bedroom two is a generous double, while bedroom three is a good-sized single, all served by a modern family bathroom.

### Outside:

Externally, the enclosed rear garden is designed for enjoyment, offering a decked seating area, patio, lawn and planted borders, along with an external tap, power point and gated side access. The property also benefits from parking to the rear and a garage located beneath a coach house (measuring approximately 5.76m x 2.46m). Garage is leasehold.

A fantastic opportunity to acquire a stylish, move-in-ready home in a sought-after residential location.

## Key Features

- Popular Agusta Park Development
- Semi-Detached
- Three Bedrooms
- Master En-suite
- Garage & Driveway
- Rear Garden

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill  
Yeovil

Somerset

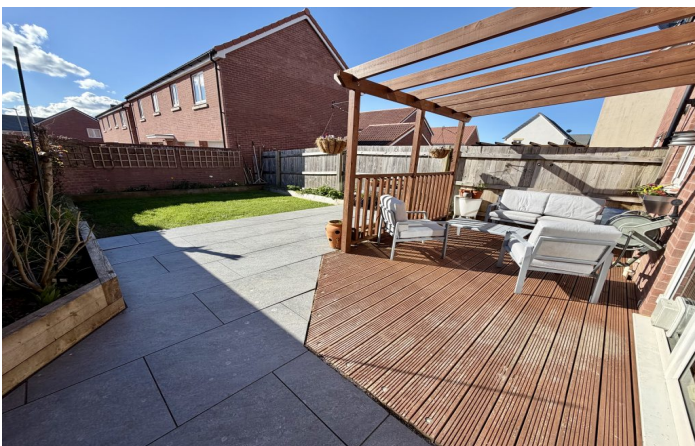
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T: 01935 577032

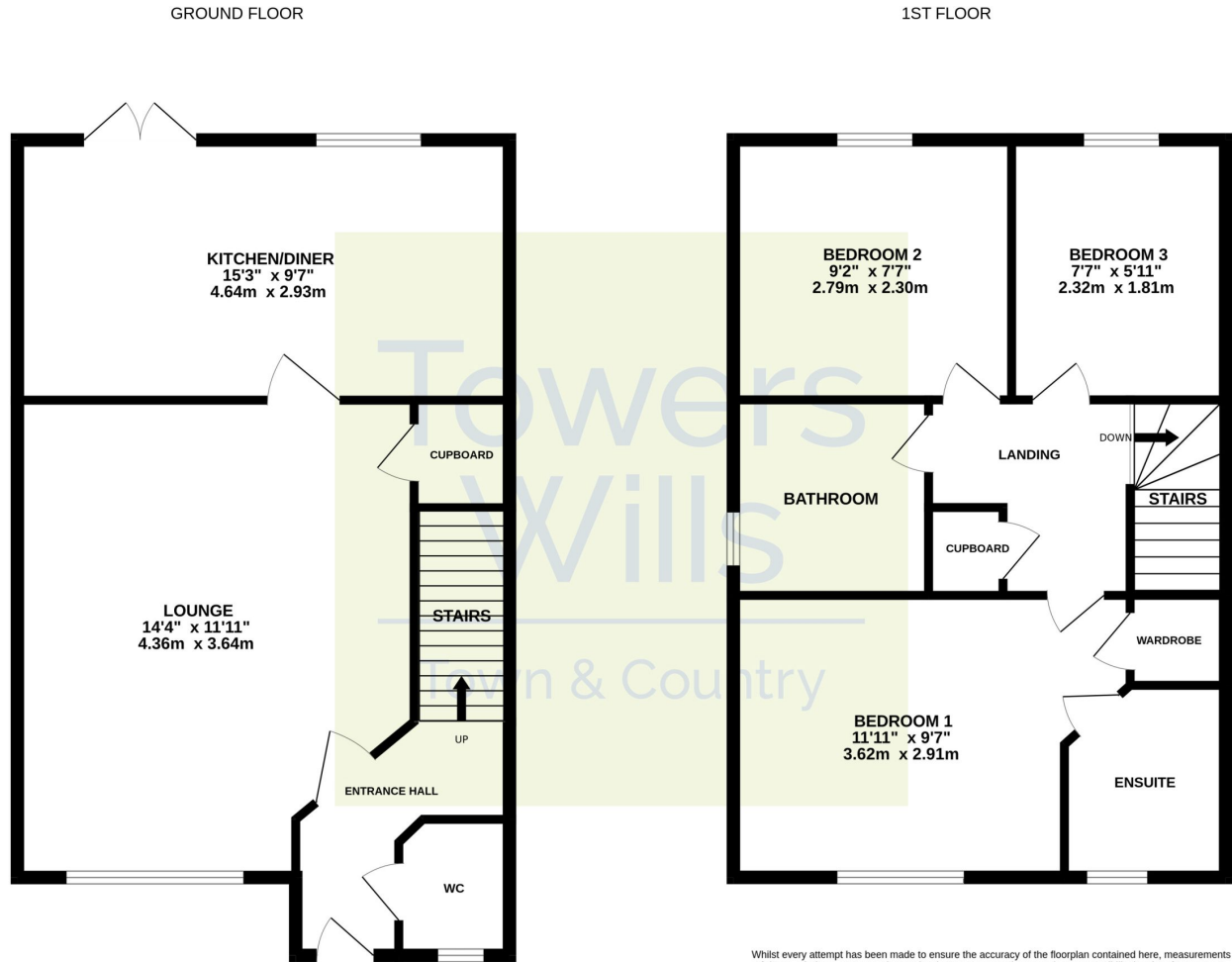
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

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 Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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