



## Property Location

This presentable three-bedroom mid-terraced home is situated in the north-western residential area of Yeovil. Within short walking distance of local schools. Yeovil town centre is a 5-minute drive away which offers plenty of shops, restaurants and other amenities.

### Percivale Road, Yeovil

Approximate Gross Internal Area = 79.5 sq m / 856 sq ft

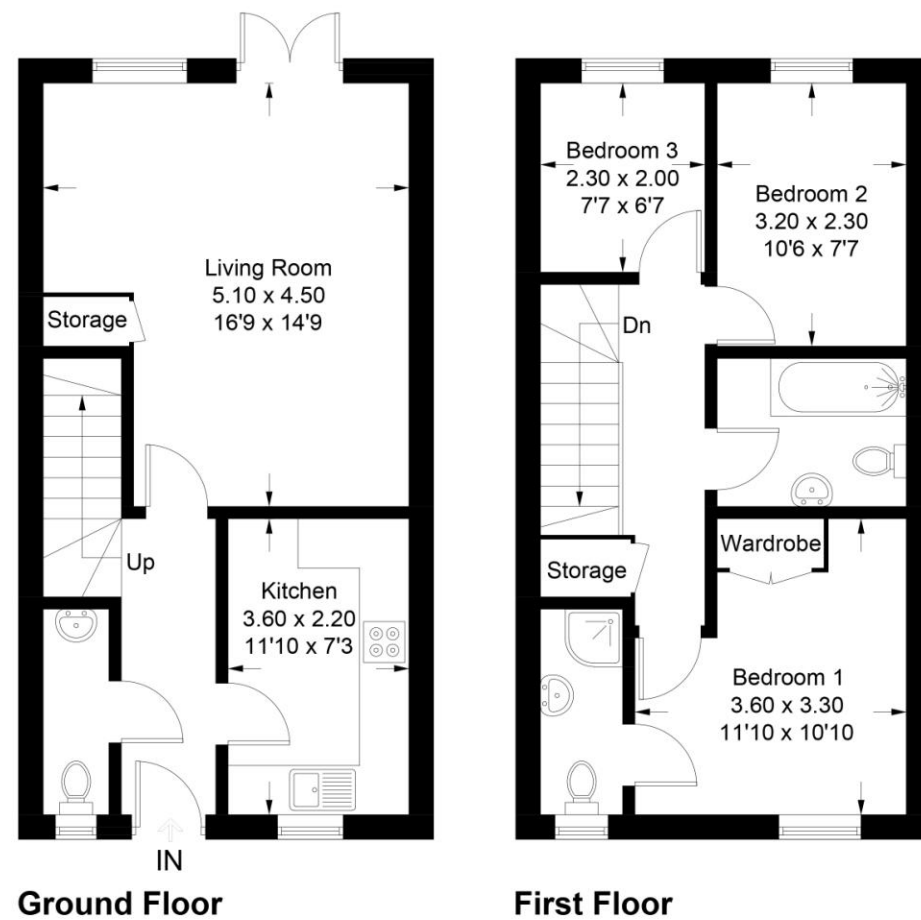


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1263944)



**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 £230,000

### Martin & Co Yeovil

18 Princes Street • Yeovil • BA20 1EW  
T: 01935 420555 • E: Yeovil@Martinco.com

<http://www.martinco.com>





Percivale Road  
Yeovil  
BA21 3GZ

Key features:

- Three Bedroom Home
- Chain Free
- Great Presentation Throughout
- Private and Enclosed Rear Garden
- Close To Schools
- Ground Floor W/C
- Allocated Parking Space
- Ideal Family Home

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



Why you'll like it

This three-bedroom mid-terraced property is tucked away in a popular residential area of Yeovil. The home offers a kitchen, living room, cloakroom, master bedroom with ensuite, two double bedrooms, family bathroom and a private rear garden. This property benefits from having one allocated parking space. Perfect family home. Early viewing is recommended.

**ENTRANCE HALL:** Upon entering the property, you are greeted by a light and airy entrance hall which provides access to the kitchen, living room, downstairs cloakroom and the stairs which arise to the first floor. The hall is neutrally decorated and has wooden laminate flooring. One radiator.

**LIVING ROOM** 14' 9" x 16' 8" (4.5m x 5.1m) A spacious living room with a large understairs storage cupboard. Double glazed window and French doors to the rear garden. Neutrally decorated walls and wooden laminate flooring. Two radiators.

**KITCHEN** 11' 9" x 7' 2" (3.6m x 2.2m) A generous kitchen fitted with wooden cabinets and draws and with plentiful countertop space. There is an integrated gas hob and electric oven with retractable cooker hood above. Space and plumbing for an undercounter dishwasher, washing machine and freestanding fridge freezer. White tiled splashguards and vinyl flooring. Double glazed window to the front of the property.

**CLOAKROOM** 8' 2" x 2' 7" (2.5m x 0.8m) The downstairs cloakroom is fitted with a white w/c and hand basin. Lime coloured walls and wooden laminate flooring. Obscure double-glazed window to the front. One radiator.



**STAIRS AND LANDING:** The carpeted stairs rise to the first-floor landing which provides access to the three double bedrooms, family bathroom, storage cupboard and loft hatch above. The landing has neutral walls and a white wooden banister.

**MASTER BEDROOM** 10' 9" x 11' 9" (3.3m x 3.6m) This master-bedroom has a built-in wardrobe and ensuite. Neutral walls and grey carpet. Double glazed window to the front. One radiator.

**ENSUITE** 8' 2" x 3' 3" (2.5m x 1.0m) The ensuite has a complete three-piece suite consisting of a w/c, hand basin and shower cubicle. The room is neutrally decorated and has vinyl flooring. Obscure double-glazed window. One radiator.

**BEDROOM TWO** 7' 6" x 10' 5" (2.3m x 3.2m) A double bedroom with double glazed window. Peach coloured walls and grey carpet. One radiator.

**BEDROOM THREE** 6' 6" x 7' 10" (2.0m x 2.4m) A cosy double bedroom or spacious single bedroom with neutral walls and grey carpet. Double glazed window and one radiator.

**BATHROOM** 7' 6" x 5' 10" (2.3m x 1.8m) A family bathroom fitted with a white suite consisting of a w/c, hand basin and bathtub. Neutral walls and vinyl flooring. One radiator.

**OUTSIDE:** To the front of the property is a small porch area above the entrance. To the rear of the property is a private and enclosed garden with patio area and raised decking to the back of the garden. Rear gate allows access to the allocated parking space.

