

# Towers Wills

Town & Country

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52, Falcon Road, Yeovil, Somerset BA22 8BR

Offers Over **£200,000**

Towers Wills welcome to the market this spacious and beautifully presented throughout coach house. Located on the desirable west fringe of Yeovil's Agusta Park development. Accommodation is arranged across 70m<sup>2</sup> comprising: Hallway, open plan lounge/ diner/ kitchen, two double bedrooms, bathroom, parking & garage. Gas central heated & double glazed.

## Falcon Rd, Yeovil, Somerset

Discover effortless modern living at Falcon Road, a beautifully presented two-bedroom coach house built in 2017 and thoughtfully designed to offer both style and practicality. Set on the desirable west side of Yeovil, this contemporary home places you within easy reach of Leonardo Helicopters, Yeovil Town Centre, and nearby countryside walks—perfect for balancing work, leisure, and relaxation.

From your own private entrance, stairs rise to the first floor where a wonderfully spacious 70 sq. m. layout unfolds. The heart of the home is the impressive open-plan living space, bathed in natural light and cleverly arranged to provide distinct areas for cooking, dining, and unwinding. The fully fitted kitchen features a comprehensive range of wall, base, and drawer units, sleek work surfaces with stainless-steel sink and drainer, plumbing for a washing machine, integrated electric oven and hob with cooker hood, and space for a fridge/freezer. Whether you're enjoying a relaxed breakfast or hosting dinner with friends, the adjoining dining area offers ample room for table and chairs. A cosy sitting area completes this sociable space, offering the perfect spot to relax after a busy day.

The property provides two generous double bedrooms—ideal for sharers, visiting guests, or a dedicated home office—and a modern bathroom fitted with a white suite including bath with shower over, wash hand basin, WC, part tiling, and extractor fan.

Being a coach house, the property also boasts the rare advantage of internal access to the garage via a personal door from the hallway. The garage benefits from power and light, an electric up-and-over door, and an allocated parking space in front for one vehicle—an invaluable combination of convenience and security.

Beautifully maintained throughout, Falcon Road offers a versatile opportunity: a superb first-time purchase, a sound buy-to-let investment, or a perfect lock-up-and-leave home for those seeking low-maintenance modern living in a well-connected location.

A contemporary home with comfort, convenience, and lifestyle appeal—Falcon Road is ready to welcome its next owner.

## Key Features

- Coach house
- Two Double Bedrooms
- Beautifully Presented Throughout
- Spacious open plan living
- Ideal first time buy
- Parking & garage
- Agusta Park

## Contact Us

### Towers Wills Estate Agents - Yeovil

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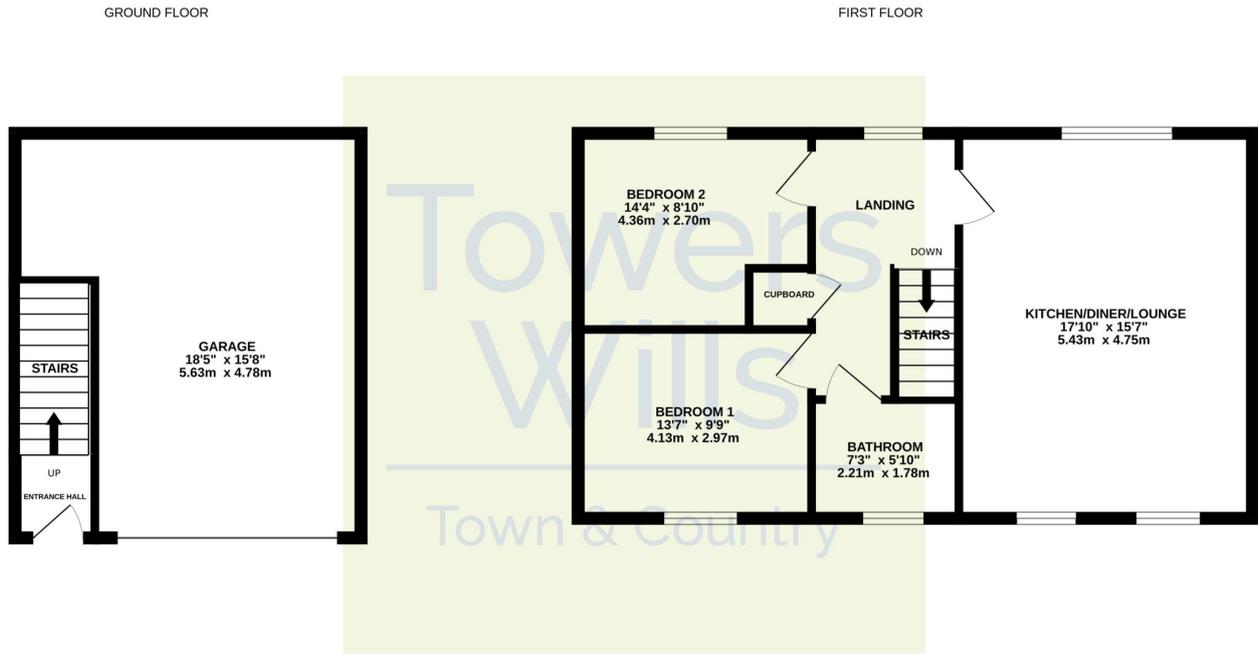
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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	81 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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