

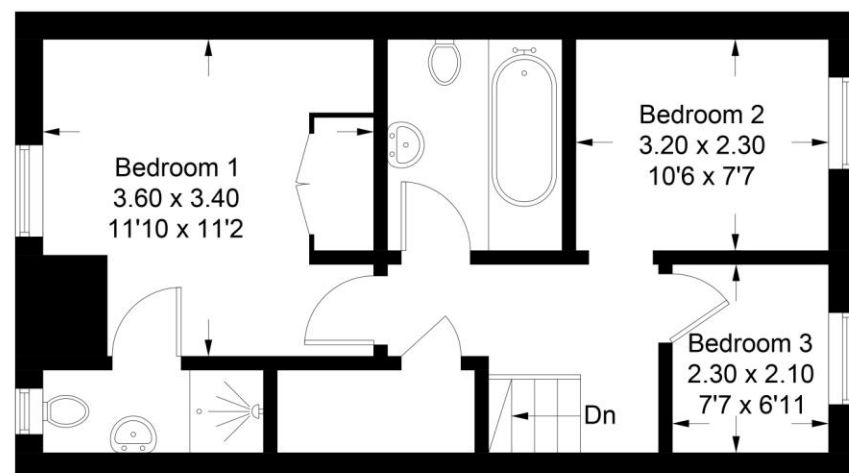


Property Location

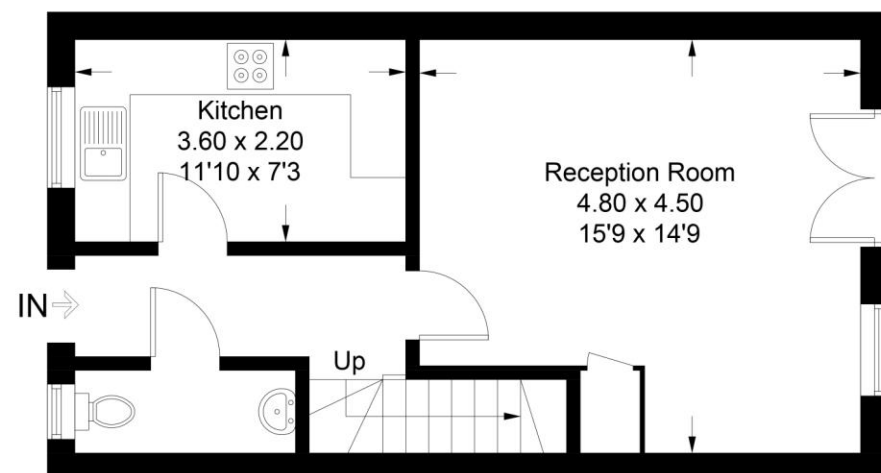
This presentable three-bedroom mid-terraced home is situated in the north-western residential area of Yeovil. Within short walking distance of local schools. Yeovil town centre is a 5-minute drive away which offers plenty of shops, restaurants and other amenities.

16 Percivale Road, Yeovil, Somerset, BA21 3GZ

Approximate Gross Internal Area = 77.2 sq m / 831 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1099565)



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

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**16 Percivale Road
Yeovil
BA21 3GZ**

Key features:

- Three Bedroom Mid Terraced Home
- Off Road Parking
- Private Garden
- Perfectly Presented Throughout
- Close to schools
- Master En Suite
- Downstairs Cloakroom
- No Forward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		76 C	90 B



Why you'll like it

Located in a desirable modern estate on the western side of Yeovil, this 3-bedroom, 2-bathroom terraced house is an ideal family home or potential rental investment. Benefitting from the garden to the rear and allocated parking, together with modern accommodation including large sitting/dining room, modern kitchen, cloakroom, two double bedrooms and one single with master en suite shower room and family bathroom. Within walking distance of primary and secondary schools and local shops. Early viewing is highly recommended.

ENTRANCE HALL: Entering the property into the ground floor hallway with stairs rising to the first floor to the right and doors to the kitchen, sitting room and WC. Neutral decoration and wooden effect vinyl flooring. Radiator.

KITCHEN 11' 9" x 7' 2" (3.6m x 2.2m) Good-sized modern kitchen with double glazed window to the front. A range of white laminate kitchen units with black work surface. Integrated electric oven, gas hob and extractor fan. Appliance spaces for washing machine and freestanding fridge freezer. White tiled splash guards and neutral walls. Wooden effect vinyl flooring. Radiator.

SITTING/DINING ROOM 15' 8" x 14' 9" (4.8m x 4.5m) Spacious reception room with plenty of space for both seating and dining areas. Double glazed French doors and window opening to the rear garden. Neutral walls and grey carpet. Large storage cupboard. Two radiators.

CLOAKROOM: Ground floor W/C with double glazed window opening to the front. White w/c and hand basin. Neutral walls and vinyl flooring. Radiator.

STAIRS AND LANDING: Light grey carpeted stairs rise to the first-floor landing with white painted bannisters and neutral walls. Loft hatch and airing cupboard housing the gas boiler. Access to the three bedrooms and family bathroom.

BEDROOM ONE 11' 9" x 11' 1" (3.6m x 3.4m) Good sized double bedroom with en suite shower room. Double glazed window to the front. Large fitted wardrobe. Neutral carpet and pale pink/grey walls. Radiator.

EN SUITE: Shower room with double glazed window to the front. White w/c and hand basin with shower cubicle. Tile effect vinyl flooring and pale pink walls with white tiles. Radiator and extractor fan.

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

BEDROOM THREE 7' 6" x 6' 10" (2.3m x 2.1m) Single bedroom or home office with double glazed window to the rear. Neutral walls and carpet. Radiator.

BATHROOM: Family bathroom with white suite consisting of w/c, hand basin and bathtub. Cream vinyl flooring and neutral walls with white tiling. Radiator. Extractor fan.

OUTSIDE: To the rear is a fully enclosed low-maintenance garden with a patio, gravel areas and borders. There is a gate leading to the rear allocated parking space.

