

# Towers Wills

Town & Country

☎ 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



52, Percy Road, Yeovil, Somerset BA21 5AJ

Offers Over **£260,000**

Towers Wills welcome to the market this stunning extended, three bedroom semi-detached Edwardian home, where internal inspection is strongly advised to fully appreciate this beautiful home. The property briefly comprises; reception hallway, cloakroom w.c, living room, dining room, modern kitchen, three double bedrooms, bathroom, large rear garden and off road parking.

### Reception Hallway

Double glazed door to the front, cloakroom cupboard and radiator.

### Cloakroom

Comprising wash hand basin, w.c and extractor fan.

### Living Room

A spacious bay fronted room with window to the front, fireplace recess and radiator.

### Dining Room

A perfect area for entertaining with family and friends; with archway through to the kitchen and radiator.

### Kitchen/Breakfast Room

A modern fitted kitchen comprising of a range of wall, base and drawer units in a gloss finish, granite work surfacing with sink/drain, integrated electric hob with cookerhood over, integrated electric oven, plumbing for washing machine, space for American style fridge/freezer, radiator, roof lantern and double doors to the rear garden.

### First Floor Landing

With stairs from reception hallway and loft access.

### Bedroom One

Double glazed window to the front and radiator.

### Bedroom Two

Double glazed window to the rear and radiator.

### Bedroom Three

Double glazed window to the rear and radiator.

### Bathroom

A modern suite comprising of bath with shower over, wash hand basin, w.c, vanity unit, heated towel rail, extractor fan and window to the front.

### Rear Garden

A large rear garden being majority laid to lawn, area laid to patio, area of decking with steps down, outside tap, outside light and gated side access.

### Parking

There is off road parking to the front for one vehicle.

## Key Features

- Edwardian Home
- Extended
- Well Presented Throughout
- Three Double Bedrooms
- Large Rear Garden
- Off Road Parking

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

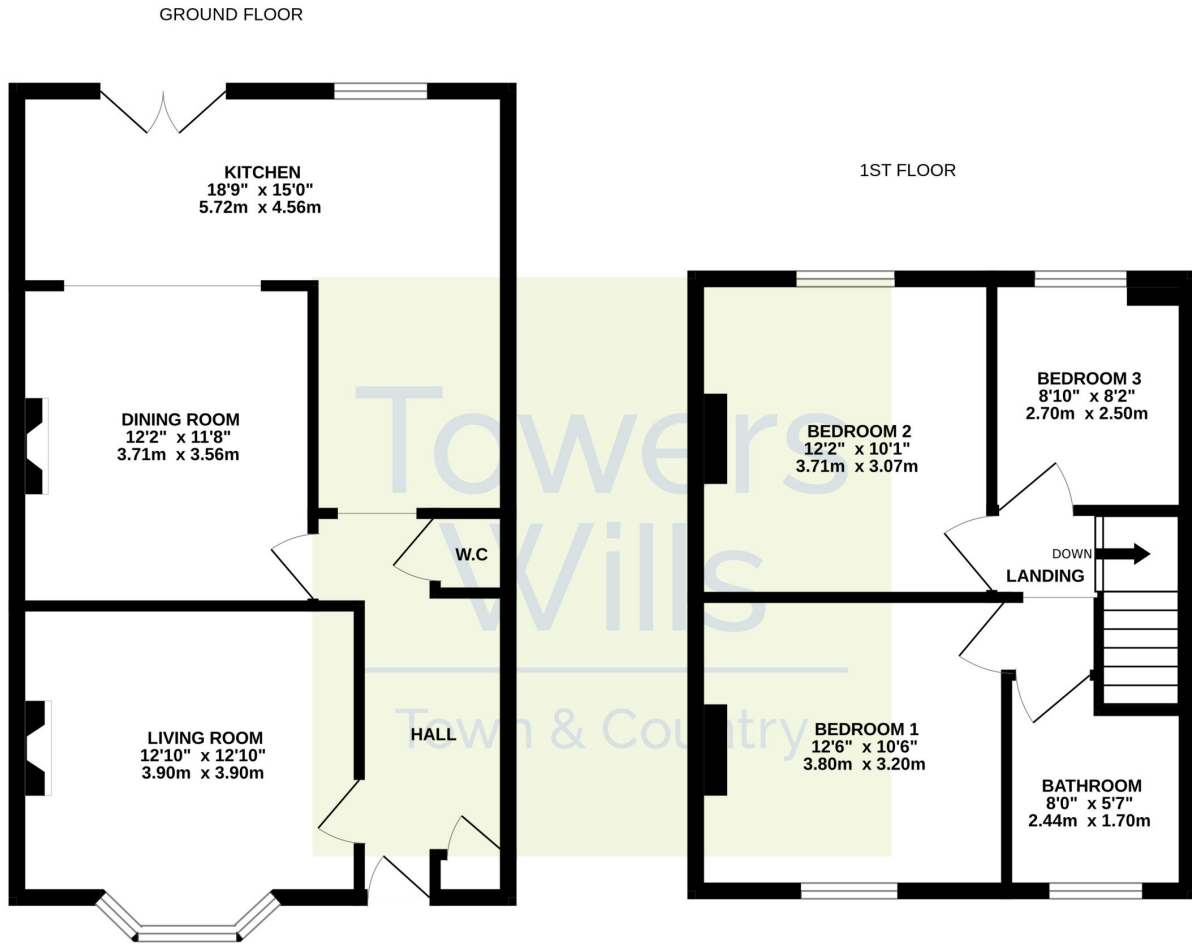
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	23 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.  
Made with Metropix ©2023

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view

**Towers Wills**

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)