

Towers Wills

Town & Country

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57, Falcon Road, Yeovil, Somerset BA22 8BR

£255,000

Towers Wills welcome to market this immaculate three bedroom end of terraced property situated in the popular Augusta Park Estate. The property includes; allocated parking, downstairs WC, kitchen/diner, lounge, three bedrooms (two double) with master ensuite and family bathroom. Outside a good sized rear garden completes this beautiful home and viewing is advised.

Entrance Hall

Double glazed door to the front and radiator.

W.C

Double glazed window to the front, radiator, wash hand basin, w.c and extractor fan.

Lounge 4.33m x 3.62m – maximum measurements

Double glazed window to the front, radiator and under stairs cupboard.

Kitchen/Diner 2.91m x 4.66m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one bowl sink drainer, double glazed window to the rear, double glazed French doors to the rear, radiator, space for washing machine, space for dishwasher, space for fridge freezer, integrated gas hob, integrated electric oven with extractor hood over and gas boiler.

First Floor Landing

Includes loft hatch and cupboard.

Bedroom One 3.64m x 2.90m – maximum measurements

Double glazed window to the front, radiator and built-in cupboard.

En-suite

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the front, extractor fan and radiator.

Bedroom Two 2.32m x 2.80m – maximum measurements

Double glazed window to the rear and radiator.

Bedroom Three 2.32m x 1.82m – maximum measurements

Double glazed window to the rear and radiator.

Bathroom

Suite comprising bath, wash hand basin, w.c, double glazed window to the side, extractor fan and radiator.

Rear Garden

To the rear there is a decked seating area, plum slate area with planted beds, outside tap and gated rear access leading to the allocated parking for two vehicles.

Key Features

- End Terrace Home
- Three Bedroom
- Master Bedroom with Ensuite
- Well Presented Throughout
- Downstairs W.C
- Allocated Parking

Contact Us

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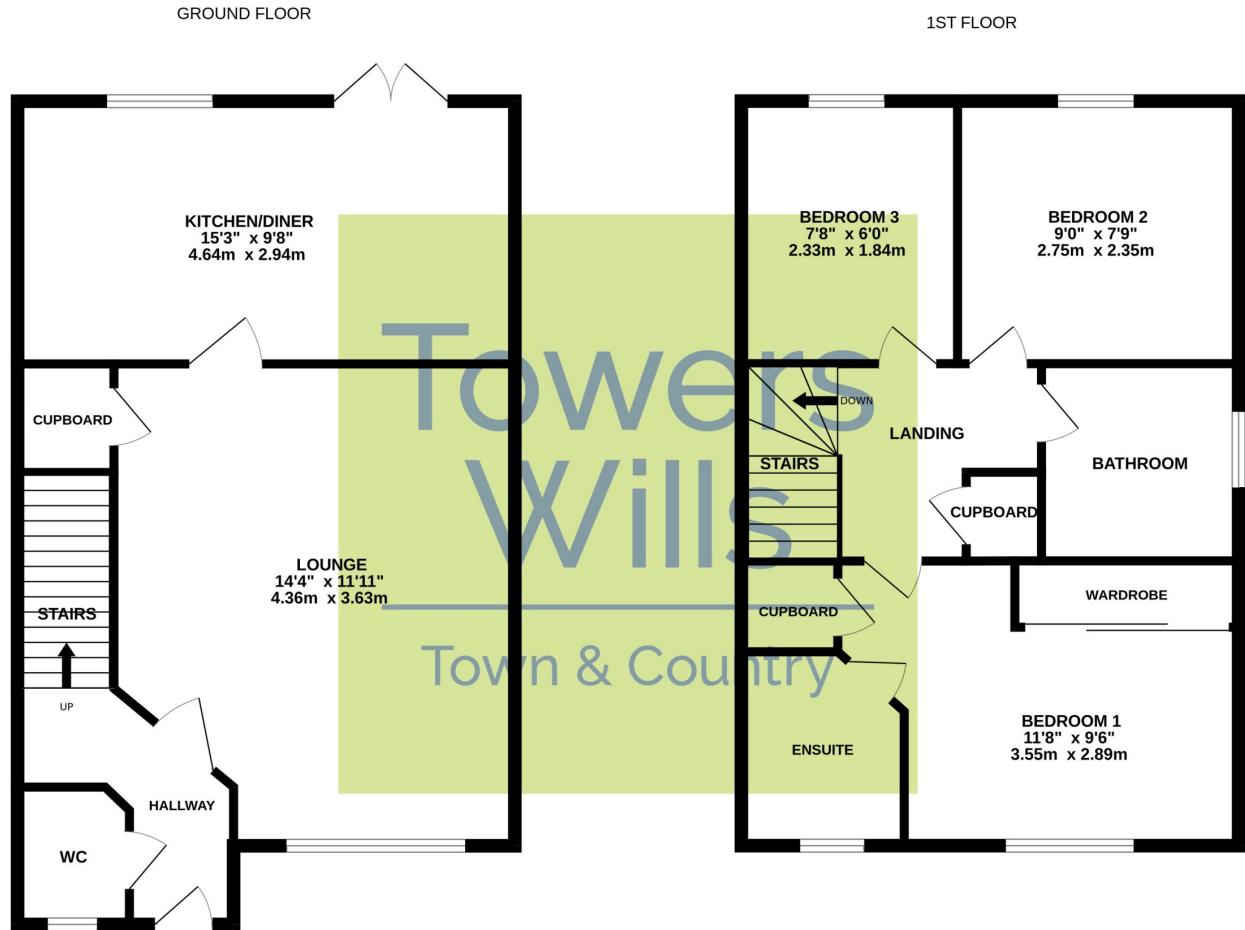
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 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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