

Towers Wills

Town & Country

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38, Percivale Road, Yeovil, Somerset BA21 3GZ

£150,000

Towers Wills are delighted to offer to the market this well-presented two-bedroom ground floor apartment, ideally located on the western side of Yeovil and within close proximity to local amenities including shops, schools, and a popular public house. An ideal opportunity for first-time buyers or investors, the property benefits from spacious accommodation throughout, en suite to the master, gas central heating, and allocated parking.

Accommodation:

Entrance Hall

A welcoming entrance with two large storage cupboards, radiator and intercom entry system.

Lounge – 3.96m x 4.94m

A light and spacious reception room with two double glazed windows to the rear aspect and radiator. Door to:

Kitchen – 1.82m x 3.02m

Fitted with a range of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, integrated oven with four-ring gas hob and cooker hood over. Space for washing machine, tumble dryer, and fridge freezer. Wall-mounted boiler, radiator, and double glazed window to the side.

Bedroom One – 3.23m x 2.88m

Double glazed window to the side aspect, fitted wardrobes and radiator.

En Suite

Comprising walk-in shower cubicle, wash hand basin, low level WC, part tiled walls, extractor fan and radiator.

Bedroom Two – 2.50m x 3.84m

Another generous double bedroom with fitted wardrobes, radiator and double glazed window to the side.

Bathroom – 1.73m x 2.14m

Fitted with white suite comprising panelled bath with shower over, wash hand basin, low level WC, radiator and extractor fan.

Parking

One allocated parking space is included with the property.

Agents Note:

Lease Information (as advised by the seller)

- Lease Remaining: Approx. 107 years
- Service Charge: £756 per annum
- Ground Rent: £200 per annum

Key Features

- Two Double Bedrooms
- Ground Floor Apartment
- En Suite to Master Bedroom
- Separate Lounge & Kitchen
- Allocated Parking
- Gas Central Heating
- Ideal First-Time Buy or Investment
- Convenient West-Side Location

Contact Us

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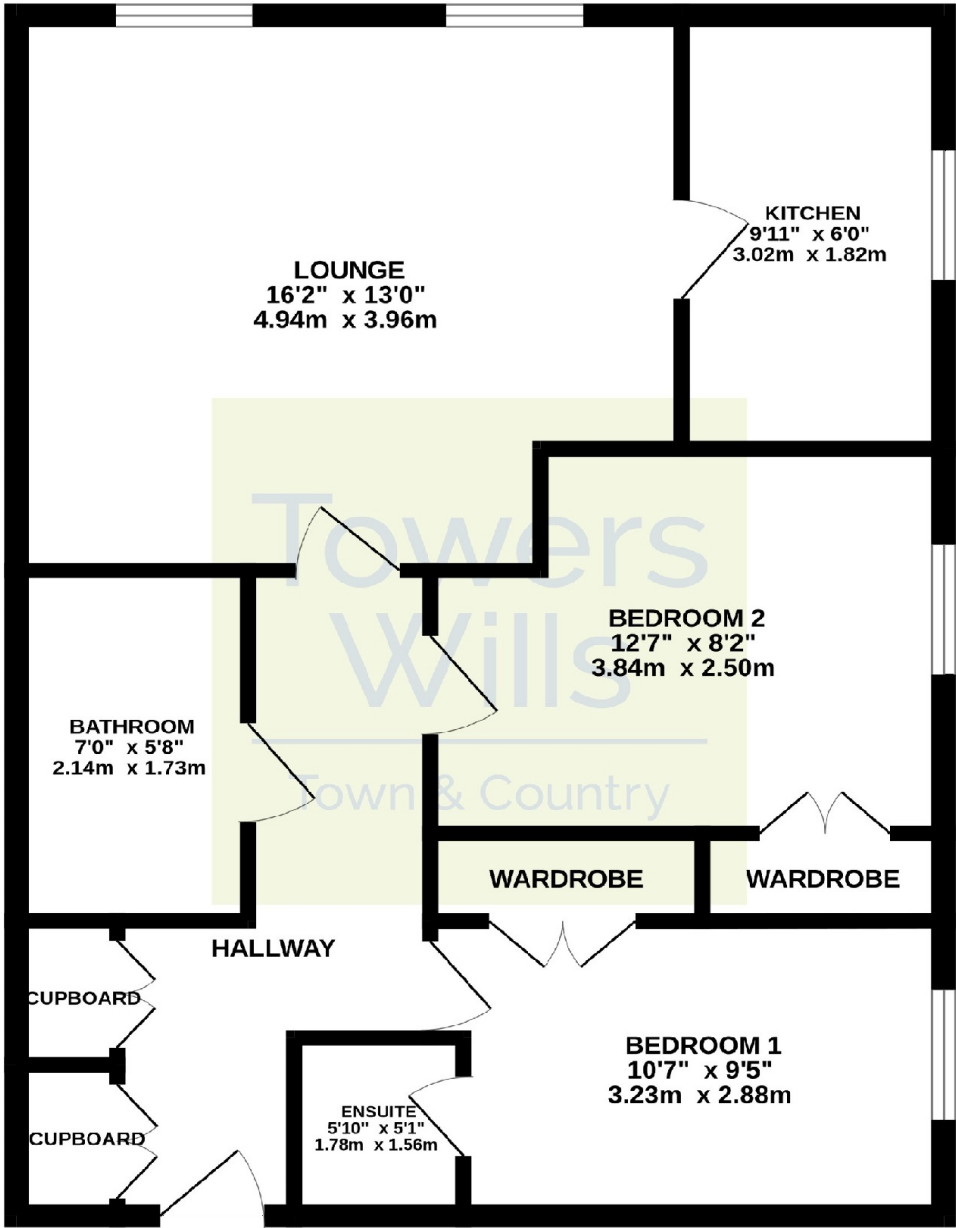
Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

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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Towers Wills

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