

# Towers Wills

Town & Country

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**32, Grebe Road, Yeovil, Somerset BA22 8FY**

**Offers Over £260,000**

Towers Wills are pleased to offer to market this well presented three bedroom semi detached family home, situated within the popular Augusta Park development on the Western side of Yeovil. The property comprises; entrance hall, kitchen/diner, lounge, downstairs W/C, three bedrooms including a master bedroom with ensuite, family bathroom, landscaped rear garden, garage and off road parking. Located on the Augusta Park Estate within ideal proximity to shops, school and many local amenities.

## Entrance Hall

Double glazed door to front, door leading to downstairs w/c, stairs rising to first floor, space for tumble dryer and radiator.

## Cloakroom 1.74m x 0.93m

Comprising W.C, wash hand basin, double glazed window to front and radiator.

## Lounge 4.91m x 3.20m

Double glazed window to front, double glazed French Doors to Garden and radiator.

## Kitchen/Diner 4.90m x 2.07m

Fitted with a range of wall, base and drawer units and work surfaces incorporating a one and a half stainless steel sink and drainer. Integrated electric oven with 4 ring gas hob and cooker hood over. Integrated appliances including fridge freezer, washing machine and dishwasher. Dual aspect double glazed windows to front and rear and radiator.

## Landing

Rear aspect double glazed window, cupboard and loft hatch.

## Bedroom One 2.83m x 3.07m

Double glazed window to front, radiator and door leading to en-suite.

## En-Suite 2.24m x 1.50m

Fitted with a suite comprising shower cubicle, wash hand basin and WC. Double glazed window to front and radiator.

## Bedroom Two 2.82m x 2.90m

Double glazed window to front and radiator.

## Bedroom Three 1.99m x 2.00m

Double glazed window to rear and radiator.

## Bathroom 2.00m x 2.12m

Fitted with a suite comprising bath with mixer tap, wash hand basin and WC. Extractor fan. Double glazed window to rear and radiator.

## Rear Garden

To the rear, the property benefits from a fully enclosed landscaped rear garden, comprising of a large patio accessed by the double glazed French doors from the lounge, low maintenance astro turfed lawn and double glazed door offering access to garage from the side.

## Garage 5.79m x 2.73m

Accessed via the 'up and over' door from the driveway, double glazed door to garden and power and light.

## Key Features

- Agusta Park Development
- Semi-Detached House
- Three Bedrooms
- Master En-suite
- Garage & Off Road Parking
- Rear Garden

## Contact Us

### Towers Wills Estate Agents - Yeovil

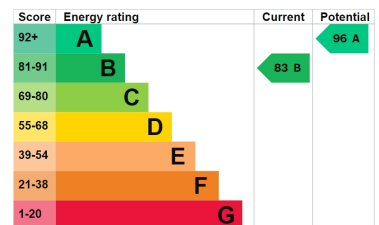
114, Hendford Hill  
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BA202RF

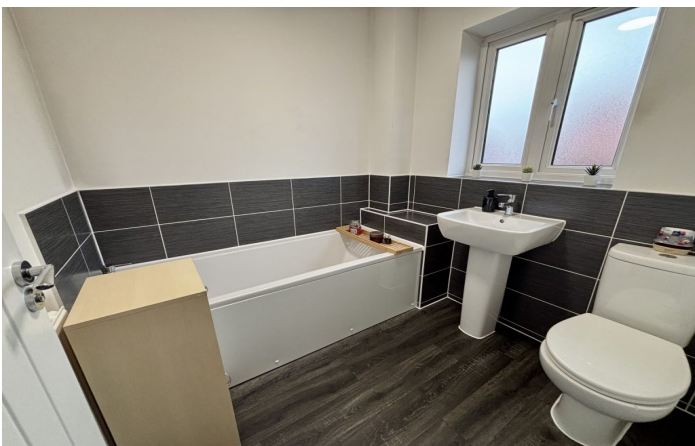
T: 01935 577032

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## Energy Efficiency



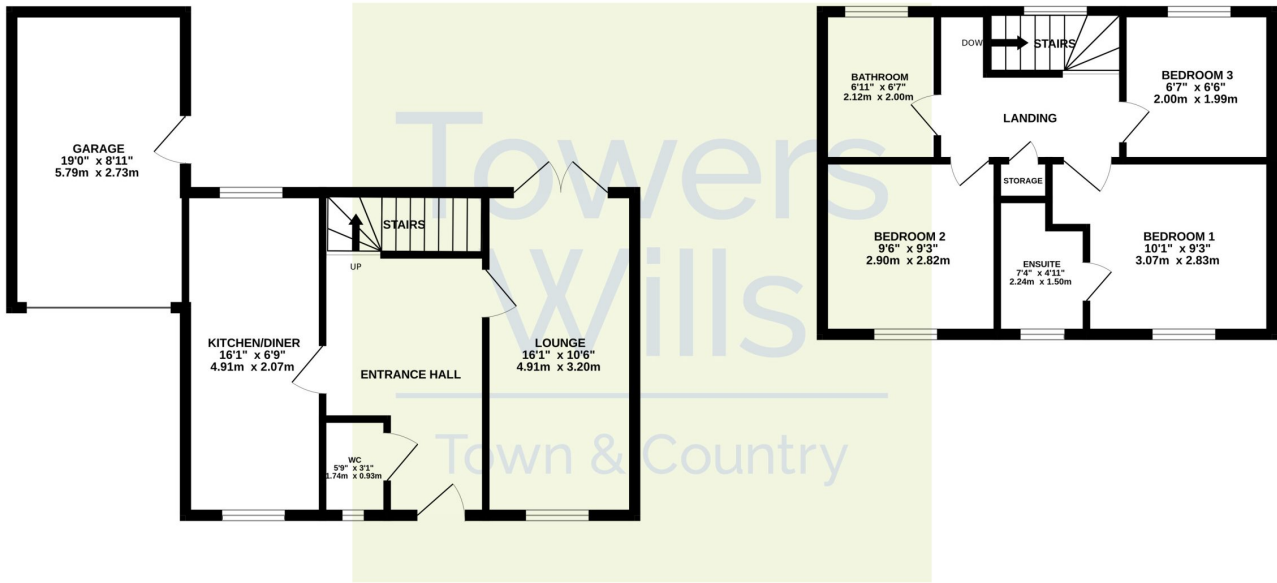




# Floor Plan

GROUND FLOOR

1ST FLOOR



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**Towers Wills**

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