

# Towers Wills

Town & Country

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



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

**£265,000**

Towers Wills welcome to the market this immaculate Townhouse in the popular Augusta Park on the western side of Yeovil. The property was built in 2020 and benefits from remainder of NHBC warranty. Viewing is highly recommended and briefly comprise lounge/diner, kitchen breakfast room, downstairs WC, three bedrooms, master en suite, family bathroom, low maintenance rear garden and off-road parking for a couple of vehicles.

Entrance door leading into the hall.

**Hall** 1.15m x 1.65m  
A welcoming entrance hall with radiator and door leading into the lounge.

**Lounge/Diner** 3.63m x 4.47m maximum measurements to include cupboard  
With window outlook to the front, radiator and under stairs storage cupboard.

**W.C** 1.14m x 1.40m  
Fitted with W.C, wash hand basin, radiator and extractor fan.

**Kitchen/Breakfast Room** 2.57m x 3.59m  
A modern kitchen fitted with quartz worktop and high gloss white doors with a range of wall and base units and also benefiting from a breakfast bar. A stainless steel inset one and a half bowl sink, mixer tap, 4 ring gas hob with extractor over and oven under. Space for fridge/freezer, plumbing for washing machine, cupboard housing the boiler, tiled floor, part tiled walls, radiator, window with outlook to the rear and patio doors leading out to the garden.

**First Floor Landing**  
With radiator and stairs leading to the second floor.

**Bedroom Two** 3.20m x 3.63m  
With two windows outlook to the front, air conditioning unit and radiator.

**Bathroom** 1.71m x 2.43m  
A modern white suited fitted with panel bath, mixer tap, shower over and side screen, pedestal hand basin mixer tap, WC, part tiled walls, radiator, extractor fan and window to the side.

**Bedroom Three** 2.71m x 3.63m  
With window outlook to the rear, air conditioning unit and radiator.

**Second Floor**  
Landing with storage cupboard.

**Bedroom One** 2.58m x 5.13m - maximum measurements some restricted head height  
With window outlook to the front, air conditioning unit, radiator and loft hatch.

**En-suite** 1.53m x 3.39m - maximum measurements some restricted head height  
Fitted with shower, pedestal hand basin mixer tap, WC, part tiled walls, radiator, extractor fan and velux window to the rear.

**Garden**  
To the rear the garden is low maintenance with an area of astro turf, decking, outside water tap, enclosed by part lap panel fencing and brick

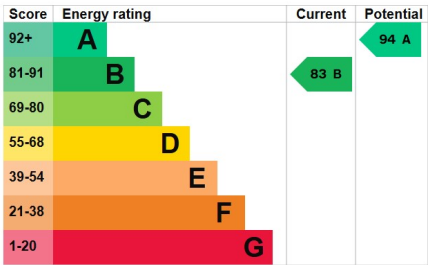
Key Features

- Semi Detached Townhouse
- Three Bedrooms
- Master En Suite
- In Excellent Condition Throughout
- Low Maintenance Rear Garden
- Parking for Two Vehicles

Contact Us

**Towers Wills Estate Agents - Yeovil**  
114, Hendford Hill  
Yeovil  
Somerset  
BA202RF  
T: 01935 577032  
E: info@towerswills.co.uk

Energy Efficiency



wall and benefits from gate leading out to the side.

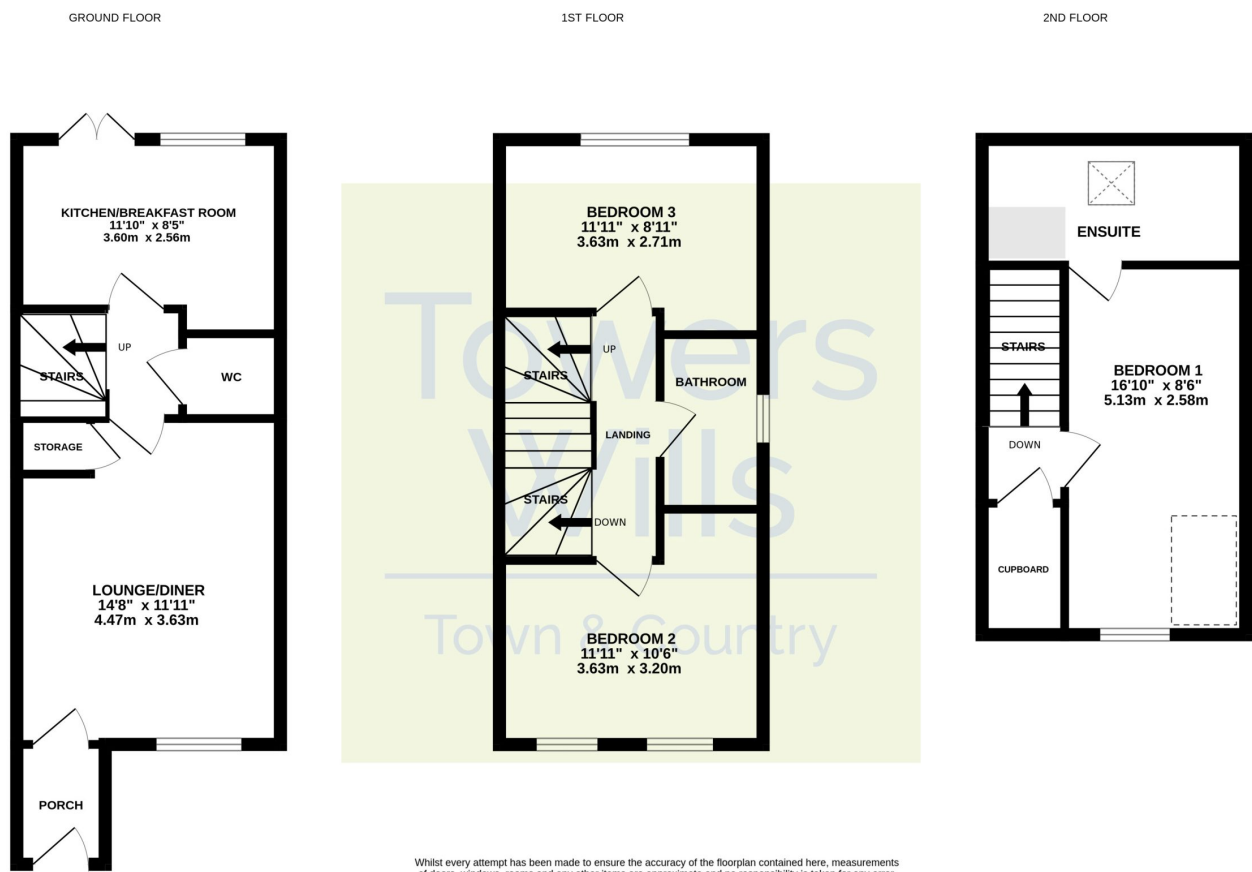
### **Parking**

To the side of the property there is parking for two vehicles in tandem on a tarmac drive.





# 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 ©2025

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