

Towers Wills

Town & Country

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17, Falcon Road, Yeovil, Somerset BA22 8BR

£280,000

Towers Wills are pleased to welcome to market, this well presented three storey semi detached town house situated in the popular Agusta Park Estate conveniently located to mainly local amenities including shops, schools and country walks. Briefly comprising of a kitchen, lounge/diner, downstairs W/C, three double bedrooms including en-suite to master bedroom, family bathroom, enclosed rear garden, garage and off road parking.

Entrance Hall

Double glazed door to front, doors to ground floor accommodation, radiator and stairs leading to the first floor.

Cloakroom

W.C, wash hand basin with vanity unit and radiator.

Lounge 4.09m x 3.91m

Double glazed patio door leading to garden, two radiators and a tv point.

Kitchen 5.18m x 2.46m

Fitted kitchen with a range of wall and base units, stainless steel bowl sink with drainer, integrated oven with induction hob and cooker hood over, space for an American style fridge/freezer, space washing machine, double glazed window to front and radiator.

First Floor Landing

Double glazed window to the front, stairs leading to second floor and a radiator.

Bedroom Two 3.91m x 3.76m

Double glazed window to the rear, fitted wardrobes and a radiator.

Bedroom Three 3.35m x 1.88m

Double glazed window to the front and a radiator.

Bathroom

Comprising a modern fitted suit with a white panel bath with mixer tap and shower over, W/C, wash hand basin with vanity unit, wall fitted storage cupboard and radiator

Second Floor Landing

Bedroom One 3.91m x 3.71m

Two double glazed skylights to rear, radiator, built in single wardrobe with shelves, loft hatch and door leading to the en-suite.

En-suite

Suite comprising shower cubicle, wash hand basin, W/C, double glazed window to front and a radiator.

Rear Garden

Enclosed rear garden benefitting from lawn, patio area abutting the house, door leading to door to garage and rear gate leading to off road parking.

Garage

With 'up & over' door, light and power.

Agents Note

Please be advised that although the property is currently leasehold, the vendors have advised Towers Wills that the freehold will be purchased at the vendors own expense during the conveyancing process so that any prospective buyer will own the freehold upon completion.

Key Features

- Popular Agusta Park Development
- Semi-Detached
- Three Double Bedrooms
- Master En-suite
- Rear Garden
- Garage & Parking

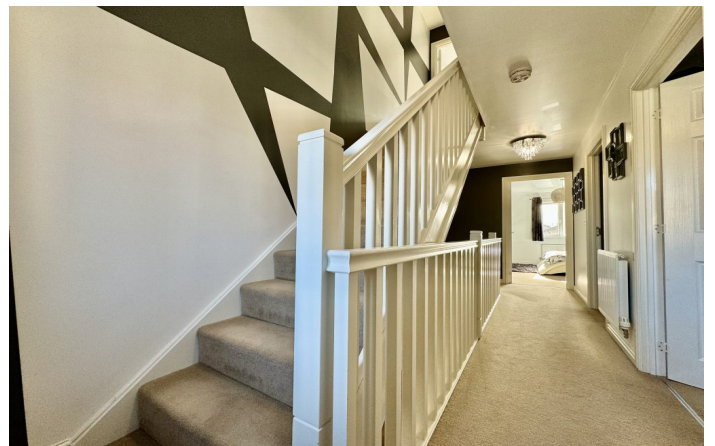
Contact Us

Towers Wills Estate Agents - Yeovil

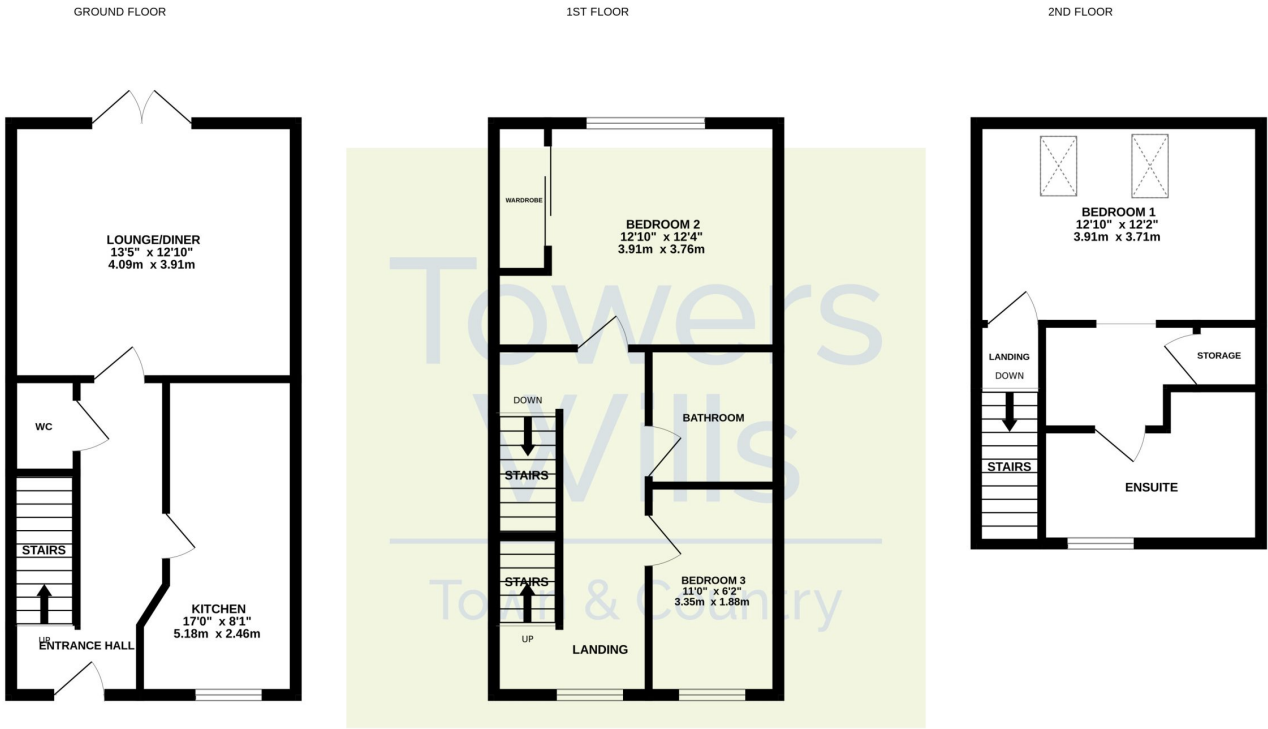
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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 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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