

Towers Wills

Town & Country

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69, Lime Tree Avenue, Yeovil, Somerset BA20 2PU

Offers Over **£325,000**

Towers Wills are pleased to welcome to the market this extremely well-presented wonderful family home in this popular location. Briefly comprising, hall, lounge, kitchen/diner, WC, three bedrooms, family bathroom, shower room, good size rear garden, drive and integral garage. The property is within walking distance of the school, close to Leonardo's and amenities.

Double glazed entrance door leading into the hall

Hall

With door leading into the garage and further door leading into the lounge.

Lounge 3.18m x 5.17m

A good size dual aspect room with outlook to the front and rear. With a feature electric fire and marble effect hearth and surround, TV point, radiator, window with outlook to the front and double doors leading out to the rear.

Dining Area 2.39m x 2.43m

With window outlook to the front and radiator

Inner Hallway with WC

Kitchen/Diner 3.31m x 4.35m

A modern kitchen fitted with timber effect worktops and timber effect doors with a range of units. A one and a half bowl sink drainer unit with mixer tap, a four-ring gas hob, separate oven, integral slimline dishwasher, integral fridge/freezer, recess lighting, radiator, coved ceiling, door leading out to the side and double doors leading out to the rear.

Landing

With window outlook to the rear, radiator, hatch to roof space, central heating thermostat and airing cupboard.

Bedroom One 3.02m x 3.38m

With window outlook to the front, radiator, double sliding built in wardrobe and radiator.

Bedroom Two 2.88m x 3.38m

With window outlook to the front and radiator.

Bedroom Three 2.10m x 3.38m

With window outlook to the front and radiator.

Bathroom 1.68m x 1.89m

A white suite with panel bath, mixer tap and shower attachment, pedestal hand basin, mixer tap, WC, part tiled walls and window with outlook to the rear.

Shower Room 0.77m x 1.61m

With shower, corner pedestal hand basin with mixer tap, heated towel rail, shaver point, tiled walls and window with outlook to the rear.

Garden

To the front there is a lawned area whilst to the rear the garden is of a good size and is two levels. The garden is mostly laid to lawn with good size patio area, is enclosed by lap panel fencing and benefits from side access.

Parking

Key Features

- Spacious Detached Property
- Three bedrooms
- Popular Location
- Close to Amenities and the School
- Drive and Garage

Contact Us

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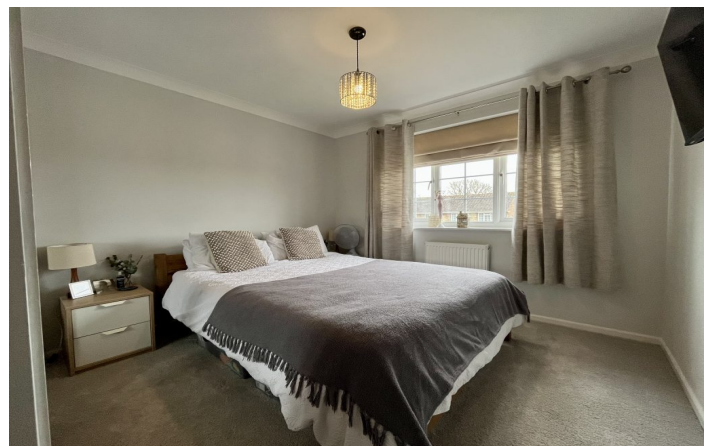
Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

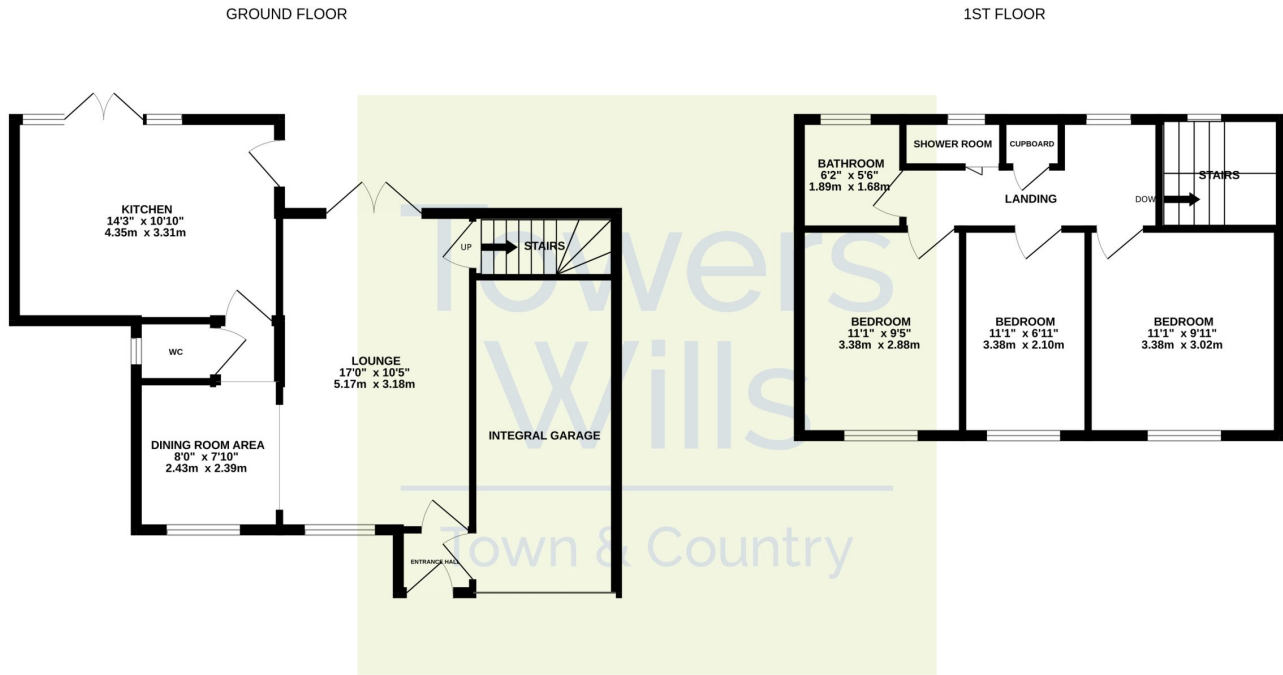
A drive provides off road parking and in turn leads into the garage.

Garage

An integral garage with up and over door, light and power connected, boiler and door leading into the hall.



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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