

# Towers Wills

Town & Country

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

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

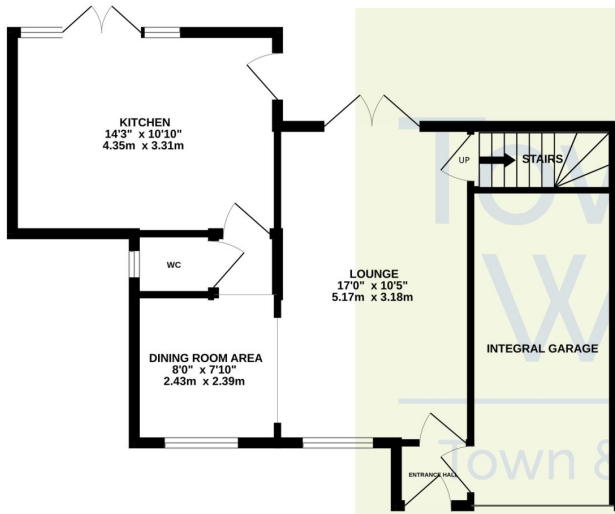
### **Garage**

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

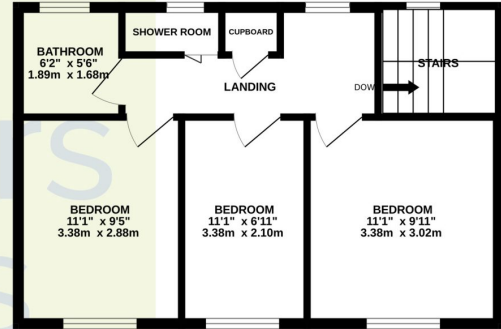


# Floor Plan

GROUND FLOOR



1ST FLOOR



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