

# Towers Wills

Town & Country

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



**11, Lingfield Avenue, Yeovil, Somerset BA21 5LT**

**£260,000**

Towers Wills welcome to the market this well-presented detached bungalow, in a quiet cul de sac position, and briefly comprises; two bedrooms, kitchen, lounge/diner, conservatory, shower room, front and rear gardens, off road parking and garage. With NO ONWARD CHAIN early viewing is advised.

## Entrance

Double glazed entrance door leading into the hall with radiator and loft hatch.

## Kitchen 3.31m x 3.26m

A modern fitted kitchen with patterned worktops and white doors with a range of wall and base units. A one and a half bowl sink drainer unit with mixer tap, gas hob with oven under and extractor over, space for fridge/freezer, plumbing for washing machine, radiator, window with outlook to the rear and door leading out to the side.

## Lounge/Diner 4.57m x 5.68m

With feature electric fire and surround, window with outlook to the side, sliding doors leading into the conservatory and radiator.

## Conservatory 2.56m x 3.85m

With double glazed windows to the rear and side and door leading out to the rear.

## Bedroom One 3.69m x 4.12m

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

## Bedroom Two 3.09m x 3.14m

With window outlook to the front and radiator.

## Shower Room 2.22m x 2.70m

Fitted with shower cubicle, WC, pedestal hand basin, radiator, extractor fan, window outlook to the side and cupboard housing the gas combination boiler.

## Rear Garden

Mostly laid to lawn, planted borders, patio area, outside tap, shed and side access.

## Front Garden

Laid to lawn with planted borders.

## Parking

A driveway provides off road parking for a couple of vehicles and in turn leads into the garage.

## Garage

With 'up and over' door, window to the rear and door leading to the garden.

## Agents Notes

The vendor has advised Towers Wills that the main roof has been re-felted, battened and had new tiles in May 2024.

## Key Features

- Detached bungalow
- Two bedrooms
- Cul de sac position
- Front and rear gardens
- Off road parking
- Garage
- NO ONWARD CHAIN

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill  
Yeovil

Somerset  
BA202RF

T: 01935 577032

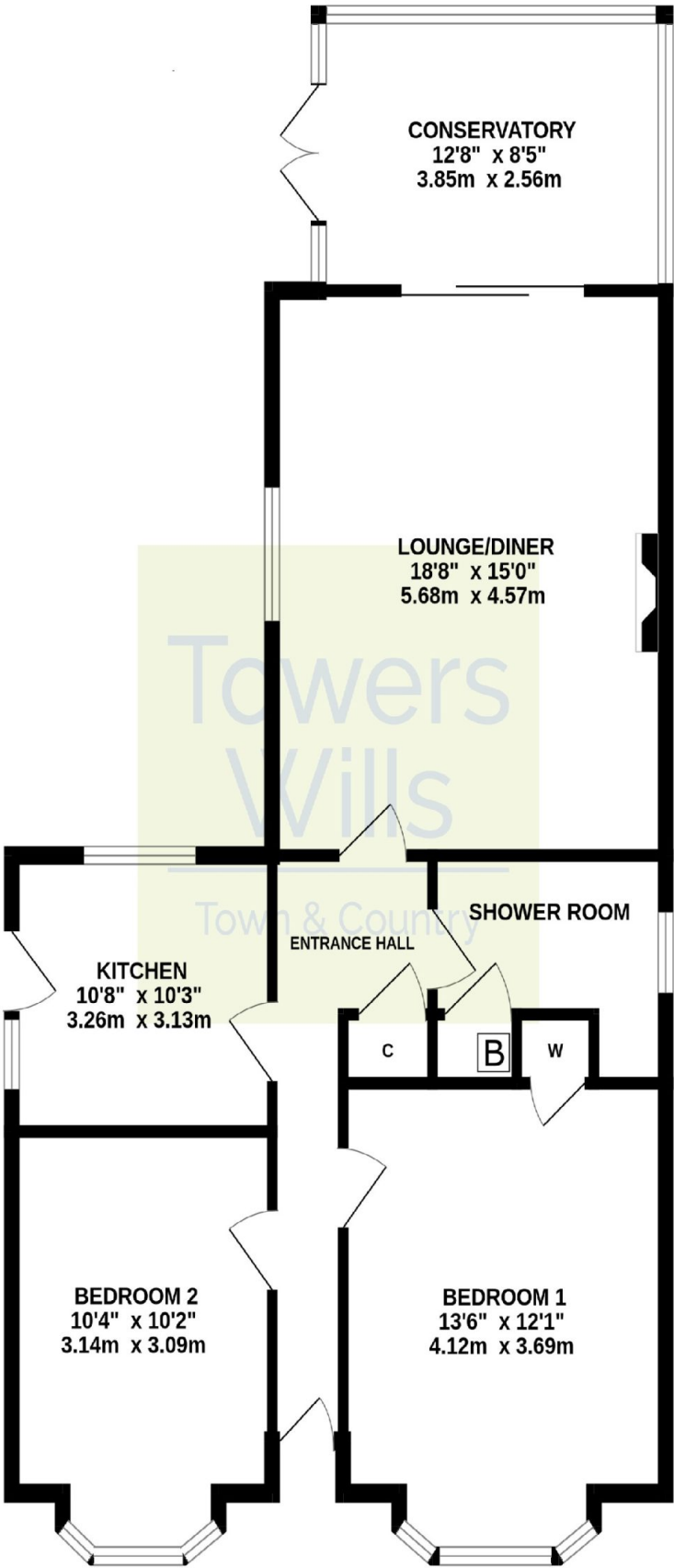
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)







# 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

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

## **Towers Wills**

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)