



14, Lapwing Close, Yeovil, Somerset BA22 8FP

£240,000

Towers Wills are delighted to welcome to the market this three-bedroom end of terrace home, situated on the popular Agusta Park development on the western edge of Yeovil. Built in 2019, the property is situated in a cul-de-sac location close to the edge of the development. The accommodation comprises entrance hall, downstairs WC, kitchen/diner, lounge, three bedrooms with the principal bedroom benefiting from an en suite, and family bathroom. Outside, there is a south-facing rear garden and allocated parking for two vehicles in tandem. An ideal first time purchase or buy-to-let investment, with a well regarded primary school also situated on Agusta Park. Early viewing is advised.

Accommodation:

Entrance Hall

Double glazed entrance door to the front and radiator.

Cloakroom

Double glazed window to the front, WC, wash hand basin and radiator.

Lounge – 4.35m (max) x 3.68m (max)

Double glazed window to the front, radiator and understairs storage cupboard.

Kitchen/Diner – 4.66m x 2.94m

Fitted with a range of wall and base units incorporating a one and a half bowl stainless steel sink with drainer, integrated gas hob with extractor hood over and integrated electric oven. Space for a fridge/freezer and washing machine. Double glazed window and double glazed French doors opening to the rear garden, radiator, gas combination boiler and extractor fan.

First Floor Landing

Built-in cupboard and loft hatch.

Bedroom One – 3.66m (max) x 2.91m (max)

Double glazed window to the front, radiator and built-in cupboard. Door leading to:

En Suite

Double glazed window to the front, shower cubicle, wash hand basin, WC, radiator and extractor fan.

Bedroom Two – 2.80m x 2.33m

Double glazed window to the rear and radiator.

Bedroom Three – 2.33m x 1.81m

Double glazed window to the rear and radiator.

Family Bathroom

Double glazed window to the side, bath with electric shower over, WC, wash hand basin, radiator and extractor fan.

Outside:

To the front of the property is a low-maintenance gravelled area enclosed by iron railings.

The south-facing rear garden is predominantly laid to lawn and benefits from a wooden shed, outside tap and rear gated access leading to the allocated parking.

Parking

Allocated parking for two vehicles arranged in tandem.

Key Features

- End of Terrace
- Three Bedrooms
- Master En-suite
- Popular Agusta Park Development
- Off Road Parking
- South Facing Rear Garden
- Cul-de-Sac Position

Contact Us

**Towers Wills Estate
Agents - Yeovil**

114, Hendford Hill

Yeovil

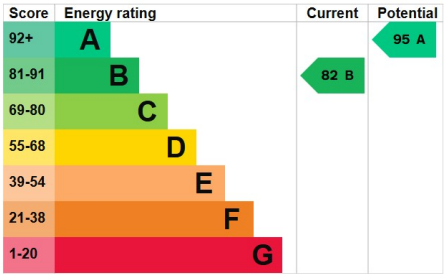
Somerset

BA202RF

T: 01935 577032

E: info@towerswills.co.uk

Energy Efficiency



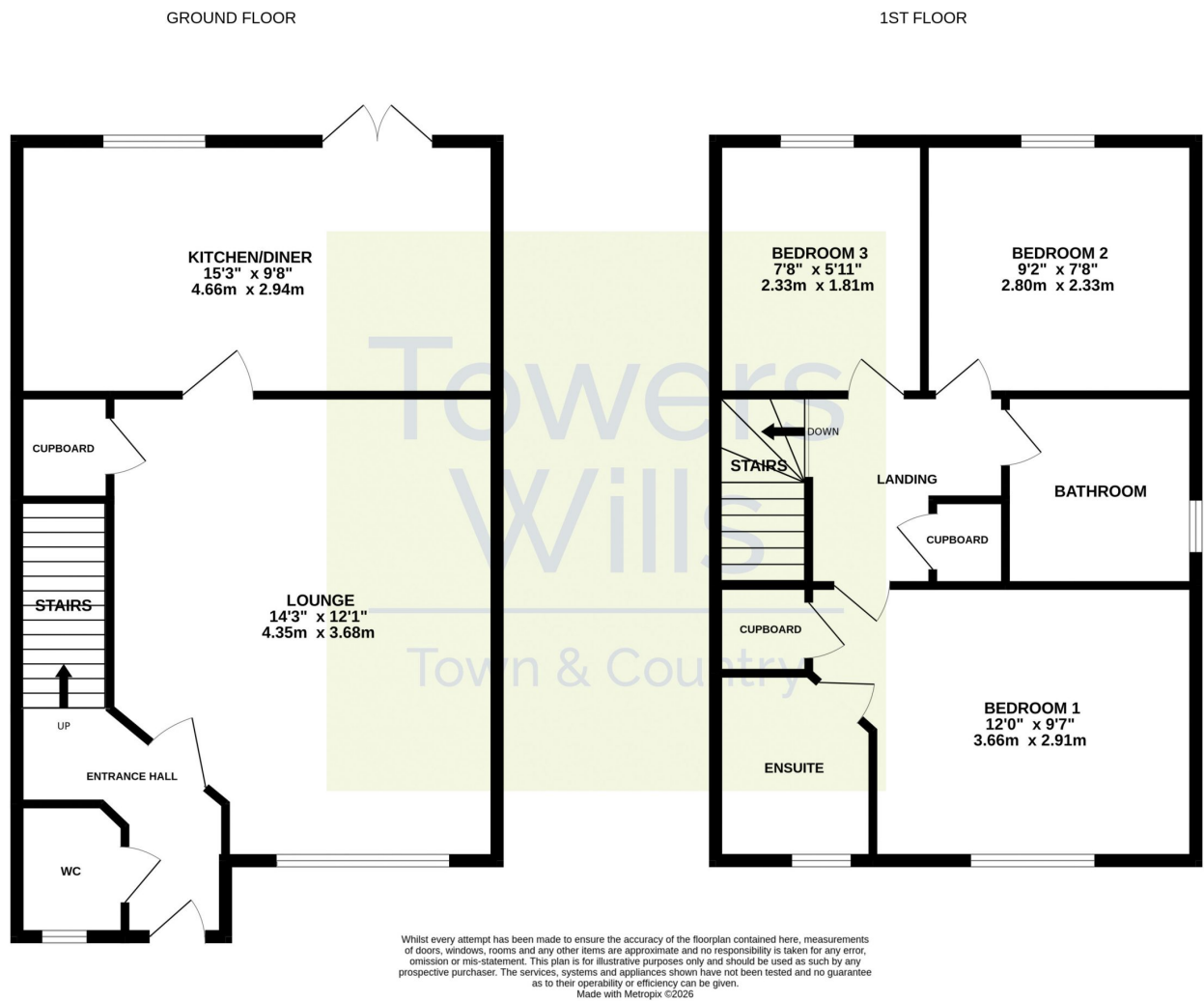
Agents Note

The property was built in 2019 and benefits from the remainder of its 10-year NHBC warranty.

An ideal starter home or buy-to-let investment situated on the popular Agusta Park development.



Floor Plan



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