



19, Lapwing Close, Yeovil, Somerset BA22 8FP

£375,000

Towers Wills are delighted to offer this well-presented four-bedroom detached family home, situated on the popular Agusta Park development on the western edge of Yeovil. The property features a kitchen/diner, utility room, downstairs WC, lounge and additional reception room. Upstairs are four good-sized bedrooms, with the master benefiting from an en suite, plus a family bathroom. Outside, there is a generous rear garden, garage and driveway parking. Agusta Park offers excellent access to local countryside, Montacute and the National Trust's Montacute House, as well as Yeovil and the A303. A sought-after primary school is also nearby. Early viewing is highly recommended.

Accommodation:

Entrance Hall

Double glazed entrance door to the front and radiator.

Lounge – 4.07m x 3.28m

Double glazed window to the front and radiator.

Second Reception Room – 3.02m x 3.30m

Double glazed window to the front and radiator. An ideal space for use as a playroom, home study or formal dining room.

Kitchen/Diner – 6.19m x 3.12m

Fitted with a range of wall and base units incorporating a one and a half bowl sink with drainer and boiling water tap, integrated dishwasher, integrated gas hob with extractor hood over and integrated electric oven. Space for a fridge/freezer, double glazed window to the rear, double glazed French doors opening to the rear garden and radiator.

Utility Room – 2.08m x 1.62m

Double glazed door to the rear garden, radiator, space for washing machine and space for tumble dryer. Gas combination boiler.

Downstairs WC

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

First Floor Landing

Double glazed window to the side, loft hatch and built-in cupboard.

Bedroom One – 3.48m x 3.35m

Double glazed window to the rear and radiator. Door leading to:

En Suite

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

Bedroom Two – 3.55m x 2.59m (plus door recess)

Double glazed window to the front and radiator.

Bedroom Three – 3.01m x 2.74m

Double glazed window to the front and radiator.

Bedroom Four – 2.53m x 2.37m

Double glazed window to the front and radiator.

Family Bathroom

Double glazed window to the rear, bath, WC, wash hand basin, radiator and extractor fan.

Outside:

Key Features

- Well Presented Throughout
- Detached Family Home
- Popular Agusta Park Development
- Four Bedrooms
- Master En-suite
- Garage & Driveway
- Rear Garden

Contact Us

Towers Wills Estate Agents - Yeovil

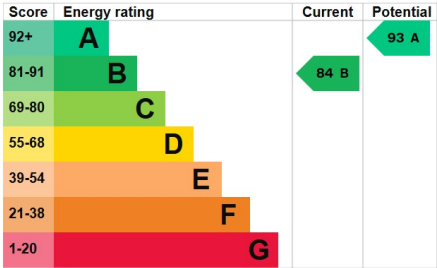
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Energy Efficiency



To the front of the property is an iron railing frontage with the property fronting onto a footpath which skirts the Augusta Park development, together with a communal grass area overlooking the surrounding countryside.

The rear garden is predominantly laid to lawn with a patio area, planted borders, outside tap and outside lighting. A side gate provides access to the driveway and garage, with useful storage area to the side.

Garage – 5.92m x 3.19m

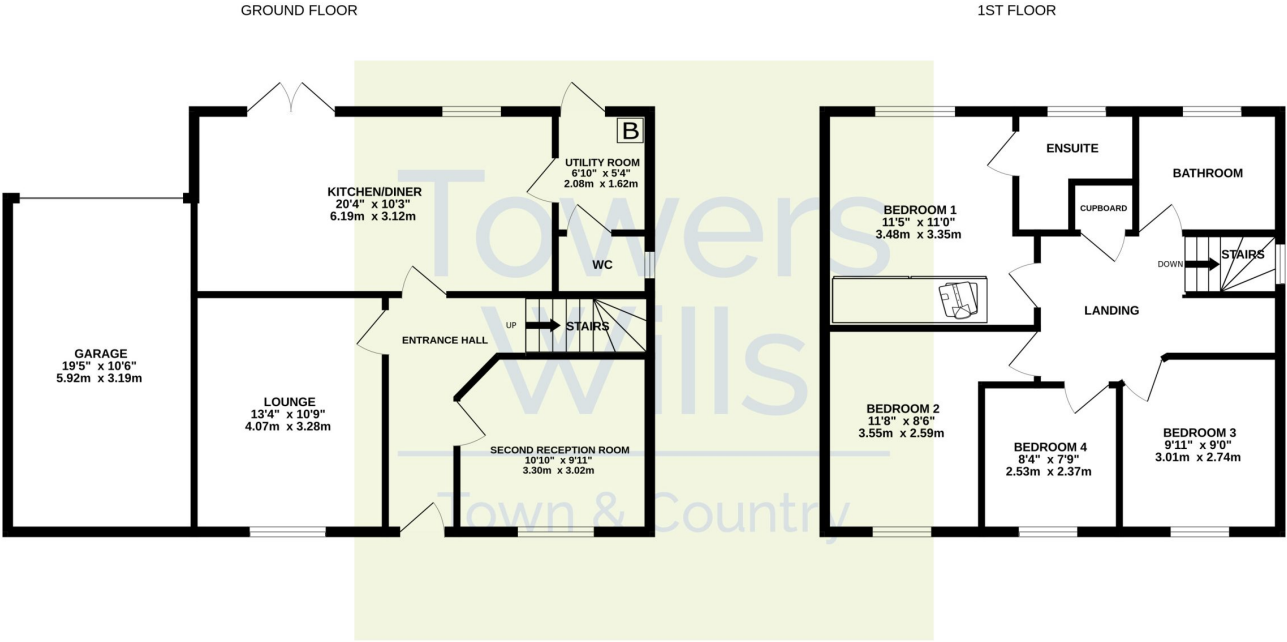
Up and over door, power and lighting.

The driveway provides parking for two vehicles in tandem.

A well presented family home situated in a sought-after location on the western edge of Yeovil. Please contact Towers Wills to arrange a viewing.



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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