

# Towers Wills

Town & Country

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



**Resandor, Duck Lane, Limington, Yeovil, Somerset  
BA22 8EL**

**£300,000**

**\*\*CASH BUYERS ONLY\*\*** Towers Wills welcome to the market a rare opportunity to purchase a three bedroom detached bungalow occupying a generous plot. The property is situated in a quiet hamlet at the end of this tucked away 'no through' road and offers tremendous potential. Please note the property is available to cash buyers only as is non standard construction and the accommodation briefly comprises; reception hallway, living room, conservatory, kitchen/diner, three bedrooms, bathroom, lean-to, driveway, garage, front and rear gardens.

Description

Towers Wills welcome to the market a rare opportunity to purchase a three bedroom detached bungalow occupying a generous plot. The property is situated in a quiet hamlet at the end of this tucked away ‘no through’ road and offers tremendous potential. Please note the property is available to cash buyers only as is non standard construction and the accommodation briefly comprises; reception hallway, living room, conservatory, kitchen/diner, three bedrooms, bathroom, lean-to, driveway, garage, front and rear gardens.

Lean-to

With door to the front, windows to side and rear.

Reception Hallway

Door to the side.

Kitchen Diner

Comprising of a range of wall, base and drawer units, work surfacing with inset sink/drainер, space for fridge/freezer, plumbing for washing machine, space for cooker, window to the front and open plan to the dining area.

Dining Area

With window to the front, airing cupboard with immersion heater and storage cupboard.

Living Room

Window to the side and open fire with back boiler (heats the hot water).

Conservatory

Doors opening out to the rear garden.

Master Bedroom

Window to the rear.

Bedroom Two

Window to the rear.

Bedroom Three

Window to the front.

Bathroom

Suite comprising bath with shower over, wash hand basin, and window to the front.

Separate W.C

W.C.

Outside

To the front of the property is an area majority laid to lawn.

Driveway

Providing off road parking and in turn leading to the detached garage.

Rear Garden

Key Features

- CASH BUYERS ONLY
- Detached Bungalow
- Quiet Hamlet
- Generous Plot
- Driveway & Garage

Contact Us

**Towers Wills Estate Agents - Yeovil**  
114, Hendford Hill  
Yeovil  
Somerset  
BA202RF  
T: 01935 577032  
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

To the rear of the property is an enclosed garden, being majority laid to lawn with patio, raised vegetable beds, mature trees including fruit trees, greenhouse/potting shed and gated side access.

**Agents Note**

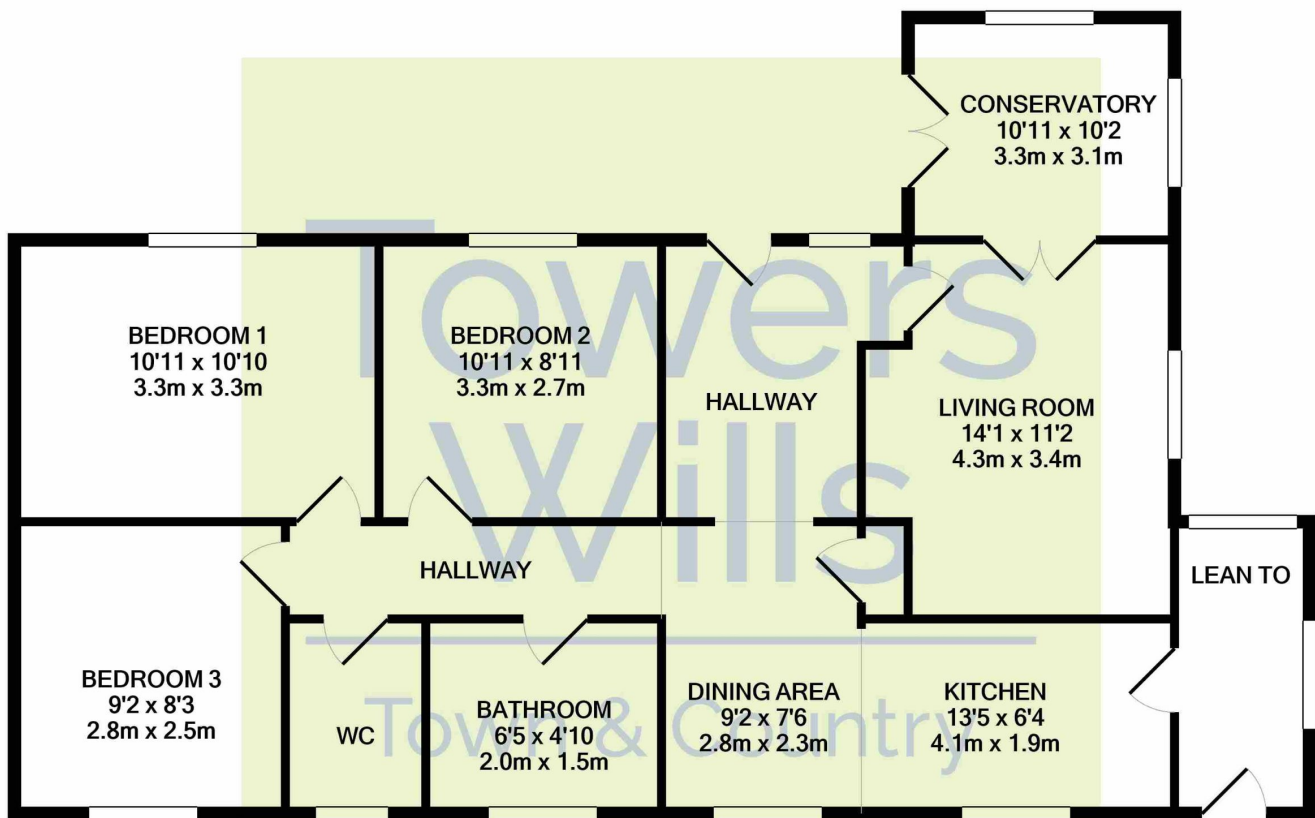
The property has solar panels which we are informed are owned outright and will be included with the sale. We have been advised by the current owners that the solar panels receive a FIT payment of between £2k - £3k a year.







# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2021

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