



## Property Location

This three-bedroom detached bungalow is situated in a quiet cul-de-sac in a popular residential area on the eastern side of Yeovil. Within short walking distance of local shops and a short drive into the bustling town centre which offers plenty of shops, restaurants and a cinema.

### 13 Lingfield Avenue, Yeovil, BA21 5LT

Approximate Gross Internal Area = 74.3 sq m / 800 sq ft  
 Garage = 10.8 sq m / 116 sq ft  
 Total = 85.1 sq m / 916 sq ft

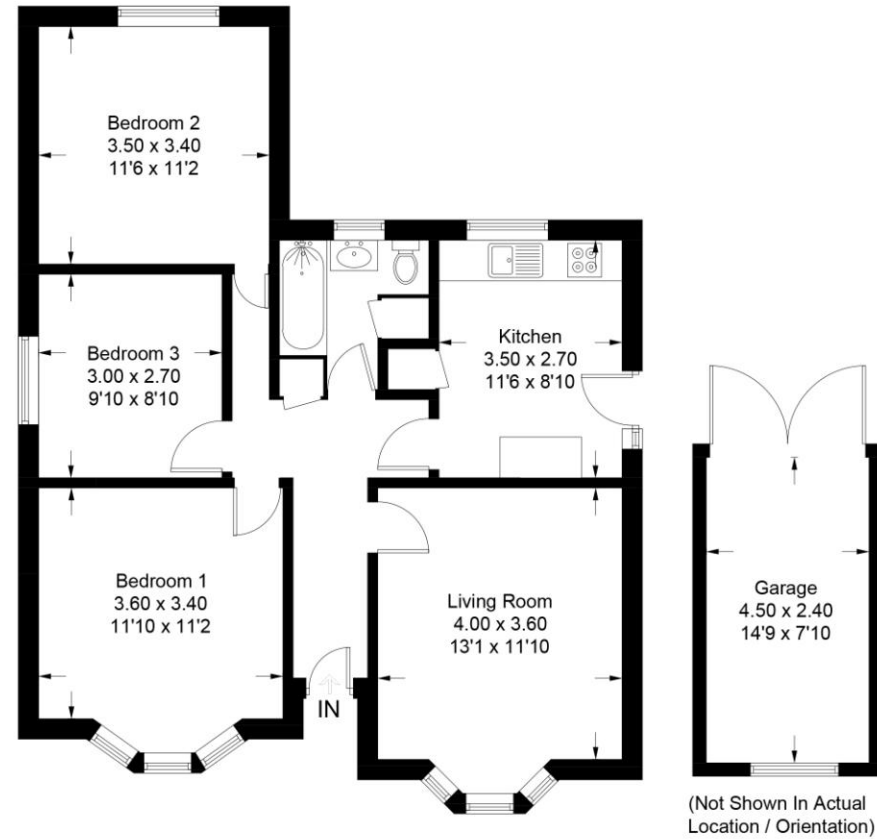


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1289603)



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Lingfield Avenue, Yeovil

Offers In Region Of £270,000

13 Lingfield Avenue  
Yeovil  
BA21 5LT

**Key features:**

- Three Bedroom Detached Bungalow
- Quiet Cul-De-Sac Area
- Chain Free
- Close To Town Centre
- Private Garden
- Single Garage
- Driveway Parking



**Why you'll like it**

This three-bedroom detached property is situated in a quiet cul-de-sac in a popular residential area of Yeovil. Featuring a living room, kitchen, bathroom, three double bedrooms, single garage, garden and driveway parking for two-three cars in tandem. Viewing is highly recommended.

**ENTRANCE HALL:** Upon entering the property, you are welcomed into the entrance hall which provides access to the living room, kitchen, bathroom, three double bedrooms and the storage cupboard. The hall has neutrally decorated walls and red tiled flooring. One radiator.

**LIVING ROOM 11' 9" x 13' 1" (3.6m x 4.0m)** The spacious living room benefits from a centrally positioned electric fireplace with white mantelpiece. Double glazed bay window to the front and window to the side of the property. Peach coloured walls and brown carpet. One radiator.

**KITCHEN 11' 5" x 8' 10" (3.5m x 2.7m)** The kitchen has wooden cabinets and drawers. Work surfaces with inset stainless-steel basin and drainer. Space for freestanding oven, fridge/freezer and washing machine. Tiled splashguards and olive-coloured walls. Cushion flooring. Double glazed door leading to the driveway. Space for table and chairs. Storage cupboard. One radiator.

**BATHROOM 7' 2" x 8' 2" (2.2m x 2.5m)** The bathroom consists of a three-piece suite comprising of a turquoise w/c, hand basin and bathtub with shower above. Tiled walls and grey carpet flooring. Obscure double-glazed window.

**BEDROOM ONE 11' 9" x 11' 1" (3.6m x 3.4m)** A generous double bedroom boasting a double-glazed bay window to the front of the property. Neutral walls and brown carpet. One radiator.

**BEDROOM TWO 11' 5" x 11' 1" (3.5m x 3.4m)** A double bedroom with double glazed window to the rear of the property. Blue wallpapered walls and blue carpet. One radiator.

**BEDROOM THREE 8' 10" x 9' 10" (2.7m x 3.0m)** A cosy double or generous single bedroom with a double-glazed window. Neutrally decorated walls and brown carpet. One radiator.

**GARAGE 14' 9" x 7' 10" (4.5m x 2.4m)** The detached single garage has twin doors that open outwards. Perfect space for workshop or storage. Electrical outlet and lighting.

**OUTSIDE:** To the front of the property is a garden which is laid to lawn with paved path leading to the front entrance. Driveway parking suitable for 2-3 cars in tandem. To the rear of the property is the detached garage and garden which is laid to lawn with mixed shrubbery. Path leading to the garden shed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	71 C
39-54	E		
21-38	F		
1-20	G		

