

Towers Wills

Town & Country

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



50, Burroughes Avenue, Yeovil, Somerset BA21 3JU
£270,000

Towers Wills are pleased to bring to market this three bedroom semi-detached home, tucked away within a quiet cul-de-sac in central Yeovil and offered to the market with no onward chain. Ideally positioned close to amenities including schools, convenience stores, Yeovil Hospital, Yeovil College and local transport links, the property offers excellent potential for light modernisation and stands on a generous plot with ample parking and well-proportioned gardens. With the benefit of a front porch, conservatory, downstairs WC, utility area and garage, this is an ideal first-time buy or family home.

Accommodation:

Porch – 1.99m x 1.92m

Double glazed door to front and double glazed windows to two sides.

Lounge – 7.69m max x 3.27m max

A spacious dual-aspect room featuring:

- Double glazed window to front
- Double glazed patio doors opening to the conservatory
- Log burner
- Two radiators

Conservatory – 2.02m x 3.33m

Enjoying pleasant garden views with:

- Double glazed windows to rear and side
- Double glazed French doors to garden
- Radiator and wall-mounted lighting

Dining Room/Bedroom 4 – 3.03m x 2.81m

Radiator and double glazed French doors to the rear garden, access to rear lobby / utility.

Rear Lobby / Utility – 2.63m x 2.25m

Double glazed window and French doors to the rear garden, space for dryer and fridge, and access to WC and garage.

Downstairs WC

WC, wash hand basin and extractor fan.

Garage – 5.30m x 2.32m

Double wooden doors to the front, power and light, and personal door to rear lobby.

Kitchen – 3.57m max x 2.77m max

Fitted with:

- One bowl stainless steel sink drainer
- Space for slimline dishwasher
- Space for washing machine
- Integrated gas hob with extractor over
- Integrated electric oven
- Integrated undercounter fridge
- Understairs storage
- Double glazed window to the front.

First Floor

Landing

Loft hatch, radiator and airing cupboard housing gas combi boiler.

Shower Room

Two double glazed windows to front, WC, wash hand basin, shower

Key Features

- Semi-Detached
- Popular Location
- Three Bedrooms
- Conservatory
- NO ONWARD CHAIN
- Ample Off Road Parking
- Garage
- Gardens

Contact Us

**Towers Wills Estate
Agents - Yeovil**

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: info@towerswills.co.uk

cubicle and heated towel rail.

Bedroom One – 3.77m max x 3.28m max

Double glazed window to rear, radiator and built-in double wardrobe.

Bedroom Two – 2.95m x 3.28m

Double glazed window to front, radiator and built-in double wardrobe.

Bedroom Three – 2.86m x 2.81m

Double glazed window to rear and radiator.

Outside:

Front

A generous gated driveway providing ample off-road parking leading to the garage. Lawn area with planted beds.

Rear Garden

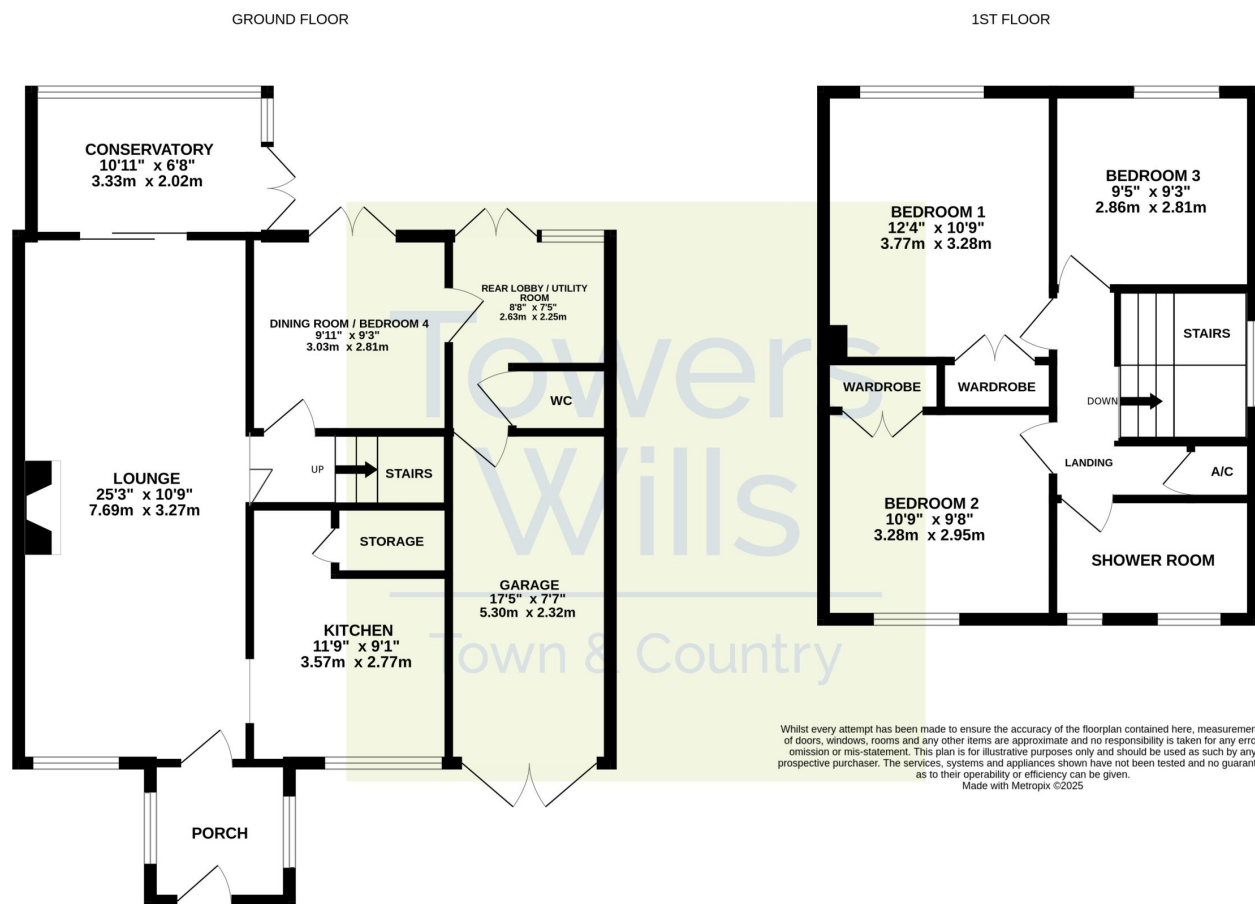
A well-sized and private garden offering:

- Large ornamental pond
- Patio seating area
- Lawn
- Wooden shed
- Outside tap and power

A spacious home with excellent potential in a highly convenient location — early viewing through Towers Wills is strongly advised.



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

Towers Wills

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

Yeovil 01935 577032 / South Petherton 01460 298530

info@towerswills.co.uk | www.towerswills.co.uk