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01935 411111

FOR SALE

41 Lime Tree Avenue

Yeovil, Somerset

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Yeovil
Somerset
BA20 2PS



- Rare Opportunity
- No Onward Chain
- Private Garden
- Garage & Parking
- Recently Redecorated
- Early Viewing Advised



Guide Price **£285,000**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

A fine detached bungalow which is being offered for sale with the huge benefit of no onward chain. The property, which has been partly redecorated, also benefits from new lino flooring in the kitchen and shower room, UPVC double glazing, gas central heating, dado rails, and extensive coved ceilings.

This is a rare opportunity to acquire a lovely property on the always popular Yew Tree Estate and early viewing is advised.

ACCOMMODATION

A UPVC double-glazed entrance door leads to the reception hall with a hatch to the roof space having light and power connected, an airing cupboard and a storage cupboard.

The sitting room is a good size overlooking the front of the property with a central feature coal-effect fire with a stone surround and a further timber surround.

The kitchen/breakfast room has a range of units with marble-effect worktops and timber-effect doors. Fitted appliances include a four-ring stainless steel hob with a double oven and cooker hood. There are a number of base units with drawers and cupboards under, wall cupboards, a breakfast bar and a double-glazed door to the rear.

Both of the bedrooms are doubles with fitted wardrobes, whilst the shower room is particularly pleasant, having a white suite, a corner shower cubicle and extensive wall tiling.

OUTSIDE

To the front of the bungalow is a lawned garden, whilst to the rear, the gardens are private, being laid to lawn, having an attractive covered patio, pathway, tap and light, shed, beds and borders and enclosed by lap panel fencing.

At the rear of the bungalow is parking for 2-3 vehicles, which leads to a garage with an up-and-over door with light and power connected.

SITUATION

Yeovil is a busy South Somerset market town situated close to the Dorset border. The town centre offers a wide variety of amenities, including a swimming pool, a ten-screen cinema, a bowling alley, two theatres, and a leisure centre. Shopping facilities are excellent, with a variety of supermarkets. Yeovil golf course will be found just along Sherborne Road.

Yeovil Country Park boasts 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that make up Ninesprings is believed to have been developed as an ornamental park for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking. Yeovil is a very sporty town with a number of golf courses in the area, rugby union played at club level, and Yeovil Town Football Club, otherwise known as the Glovers.

Yeovil has some excellent road and rail links across the south and to

London, making this a very desirable countryside location. There are two mainline railway stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by four international airports – Bristol, Exeter and Bournemouth, all within approximately an hour's drive.

DIRECTIONS

What 3 words:///body.proof.waters

SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: D

Flood Risk: Very Low

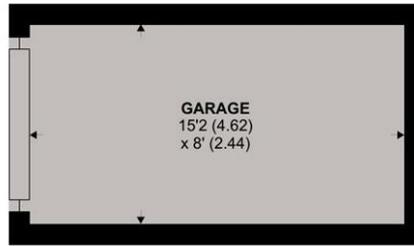


Lime Tree Avenue, Yeovil

Approximate Area = 652 sq ft / 60.5 sq m
 Garage = 121 sq ft / 11.2 sq m
 Total = 773 sq ft / 71.7 sq m
 For identification only - Not to scale

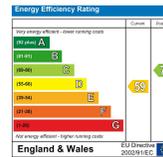


GROUND FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1364889



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01935 423526

yeovil@symondsandsampson.co.uk
 Symonds & Sampson LLP
 2, Court Ash,
 Yeovil, Somerset BA20 1HG



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