Lime Tree Avenue, Yeovil, Somerset, BA20 2PW

Guide Price £240,000

Freehold

**A very well presented two bedroom semi-detached bungalow set in this popular residential location, close to local amenities. The bungalow has been refurbished and benefits from a modern kitchen, UPVC double glazing, rear garden and a garage to the rear. Also the added benefit of No Onward Chain.**

LACEYS YEOVIL LTD

12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: info@laceysyeovil.co.uk

The Property Ombudsman

23 Lime Tree Avenue, Yeovil, Somerset, BA20 2PW

- A Very Well Presented Two Bedroom Semi-Detached Bungalow
- Popular Residential Location
- Modern Kitchen
- UPVC Double Glazing
- Rear Garden
- Garage To The Rear
- No Onward Chain

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer.Such an appointment may be arranged through the **Sole Agents** on **01935 425 115.**

**Accommodation Comprises**
Frosted UPVC double glazed door to the Entrance Hall.

**Entrance Hall**
Built in airing cupboard which houses the hot water tank. Hatch to loft space. Laminate flooring. Doors to Lounge, both Bedrooms & Bathroom.

**Lounge 5.18 m x 3.19 m (17'0" x 10'6"**)
Built in tiled fireplace with hearth, surround and mantle. Wall mounted night storage heater. TV point. Coved ceiling. UPVC double glazed window, rear aspect. Throughway to the Kitchen.

**Kitchen 2.69 m x 2.39 m (8'10" x 7'10")**
Well fitted Kitchen comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surfaces with cupboards & drawers below. Built in oven & hob. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. wall mounted cupboards. Laminate flooring. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the Rear Garden.

**Bedroom One 3.48 m x 3.23 m (11'5" x 10'7")**
Wall mounted night storage heater. Phone point. UPVC double glazed window, front aspect.

**Bedroom Two 2.72 m x 2.64 m (8'11" x 8'8")**
Wall mounted night storage heater. Built in triple fronted cupboards. UPVC double glazed window, front aspect.

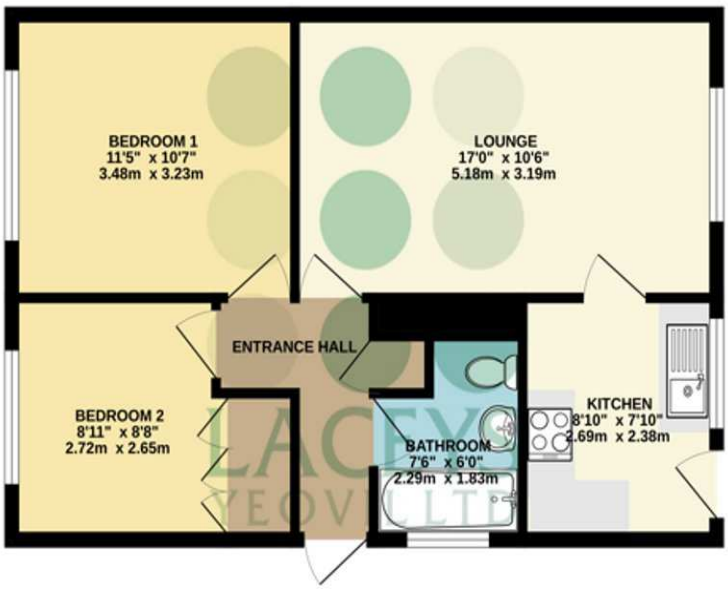
**Bathroom 2.29 m x 1.83 m (7'6" x 6'0")**
Suite comprising bath with tiled surround. Pedestal wash basin. Low flush WC. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

**Outside**
To the rear of the bungalow there is a garden area that comprises of a paved patio area, Lawn sections with mature plants & shrubs in situ. Wooden door provides rear access to the Garage. Garden areas are bounded by fencing. Concrete path leads down the side of the bungalow to an Iron gate that leads to the front.

The front has a lawn area with various shrubs in situ. Concrete path leads to the front/side door.

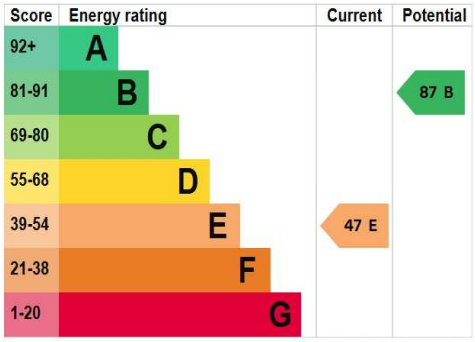
# 23 Lime Tree Avenue, Yeovil, Somerset, BA20 2PW

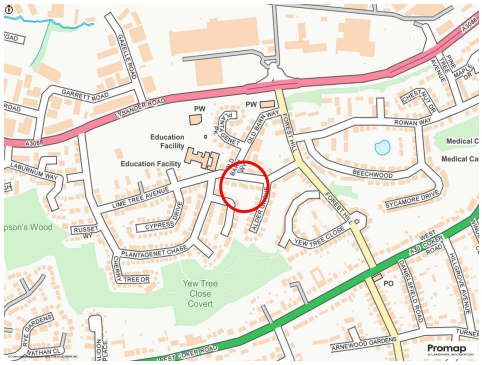
GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.

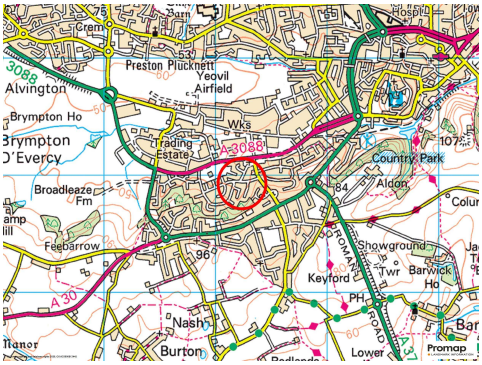



TOTAL FLOOR AREA : 544 sq.ft. (50.5 sq.m.) approx.

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.
Made with Metropix ©2026






**Please Note**
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord 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 Laceys or the vendor/landlord, (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/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Laceys 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 / to let 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.

## Material Information

*Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.*

### Material Information applicable in all circumstances

- *Council Tax Band* - B
- *Asking Price* - Guide Price £240,000
- *Tenure* - Freehold
- *Stamp Duty Land Tax (SDLT)* - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances - please visit HMRC's SDLT Calculator. https://www.tax.service.gove.uk/calculate-stamp-duty-land-tax
- *Other fees/Disbursements payable* - Conveyancer's will change legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lender's transaction fees (non-exhaustive list) - please seek confirmation from your Conveyancer prior to a commitment to purchase.

### Material Information to assist making informed decisions

- *Property Type* - 2 Bedroom Semi-Detached Bungalow
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains
- *Sewerage* - Mains
- *Heating* - Electric night storage room heaters, hot water tank located in the airing cupboard in the Entrance Hall.
- *Broadband* - Please refer to Ofcom website. https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. https://checker.ofcom.org.uk/en-gb/mobile-coverage
- *Parking* - Garage

### Material Information that may or may not apply

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However, we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include;- Not to use the Property for any purpose other than that of a single private dwellinghouse and garage. *More covenants in place refer to your solicitor.
- *Rights and Easement*s - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - Current Flood Risk - According to the Environment Agency’s website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). For detailed checks please visit the ‘Long Term Flood Risk’ on the government website.
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority’s website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

*Energy Performance Certificate (EPC Rating )* - E

## Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 07/08/2026. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are “Material Information” to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.