



FOR SALE

52 Westbourne Grove, Yeovil, BA20 2DQ

£315,000



ORCHARDS
ESTATES

No Onward Chain.

Modernised and spacious, ready to move-in semi-detached bungalow situated in a quiet cul de sac in a sought after residential position in West Yeovil.

This smashing bungalow offers a great location and spacious rooms with private driveway offering parking for several vehicles, large garage and access to the very private rear garden.

Offered with no onward Chain, this is a great opportunity to buy a bungalow that would only require personal cosmetic decoration to create your new home.



£315,000



LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent ten pin bowling, public swimming pool, Nuffield Health Club, the Octagon theatre along with an excellent range of restaurants and bars. Mainline train station and excellent transport links as Yeovil is situated within easy reach of the A303, the county town of Taunton and the M5 are approximately 24 miles. Only 7 miles from the delightful Abbey town of Sherborne with its well known schools and 19 miles from Dorchester. The Dorset coast at West Bay is 20 miles distant. The cities of Exeter, Bristol, Bath and Salisbury are all within approximately 1 hours driving distance. Sporting activities include golf at Yeovil and Sherborne, fishing and dinghy sailing at Sutton Bingham Reservoir. This home benefits from easy access to local shops, town, schools and the local bus service. There are active community groups in the area.

Approach

Situated in the small cul de sac the property is situated in a slightly elevated position with private driveway and turning to the front and side. There are several steps up to the front door or, as most will, the access to the garden is level and in turn provides access to the utility/kitchen area.

Living Space

From the rear access you initially enter the utility space with door to the handy spare WC. Entering the main living space you then emerge to the kitchen which is fitted and comes with a range of wall and base units and a lovely large window to

the rear which looks out onto the garden. Further into the house and you next come to the extra long sitting room with dining area to the rear which looks out through double glazed patio doors to the garden.

Sleeping Quarters

On the ground floor are the 2 main bedrooms, the principal is spacious and comes with a bay style front window. The 2nd bedroom is also a large double and comes with fitted wardrobes. Upstairs an attic room has been created with front aspect velux type window, storage in the eaves with clever draw system and a shower cubicle with recently updated electric shower.

Additional Rooms

There is a fully fitted bathroom with shower over bath and a home office space with utility and storage located at the foot of the stairs to the attic room.

Garden

This is a great space and offers a lot of privacy with no windows directly looking over your personal space. There is decking off the rear of the property and pergola area with a mature vine so you can enjoy shade on those hotter days. Access to the garden is through a side gate which is located at the end of the driveway.

Driveway and Garage

The driveway is long and stretches across the front of the property as well as along the side to the garage and has a tap readily available. The garage is of generous dimensions and comes with electric, light, front up and over door and side personal door to the garden. Being extra long it also benefits from a rear window in what would work ideally as a hobby or craft area.



Material Information

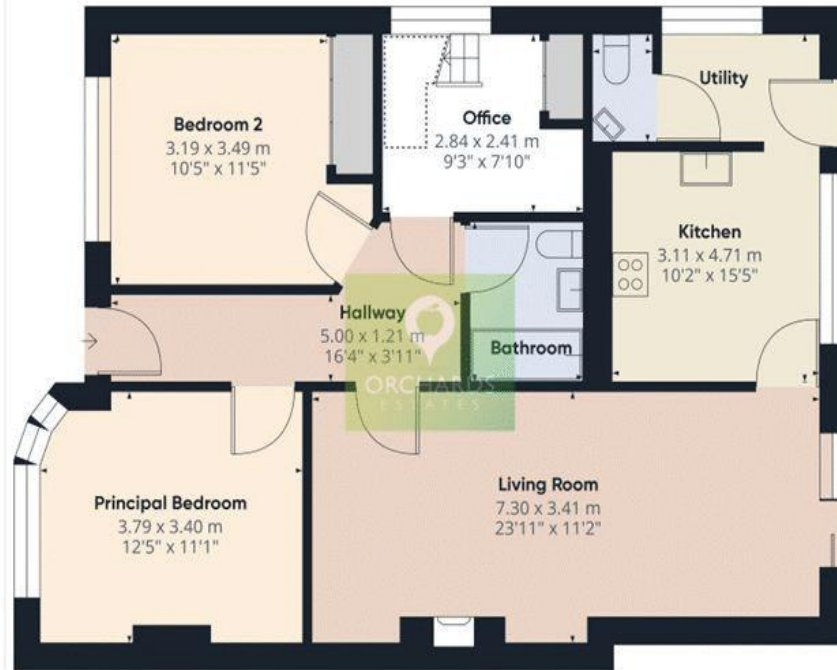
- Freehold Property
- Mains Gas, Drainage, Water and Electric
- Council Tax Band: C
- EPC Rating: Pending
- Broadband: UltraFast Available
- Flood Zone 1: Low Risk
- 1992 - Rear Extension
- 1997 - Loft Conversion
- 2012 - Cavity Wall Insulation
- 2015 - Gas Combi Boiler Installed
- Owner retains responsibility for rear and right hand fences as you look from rear of property to garden

Directions

From Preston Road or Preston Grove, drive along Westbourne Grove and you will find a turn into the cul de sac. Drive to the end and the property will be on your right hand side, please do park in the driveway and one of our colleagues will be there to greet you and show you around.

<https://w3w.co/rider.chase.manage>
<https://maps.app.goo.gl/5pCA3tUDt1vta2BY6c>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	



Approximate total area*
 102.15 m²
 1099.58 ft²

Reduced headroom
 15.47 m²
 166.5 ft²

(*) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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www.orchardsestates.com



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