



Elm Terrace, Westfield, Radstock, BA3 3XP

£275,000



- **NO ONWARDS CHAIN**
- **Parking**
- **Close To All Local Amenities**
- **Energy Rating - D**
- **Extended Three Bed End Terrace**
- **Modern Kitchen**
- **Tenure - Freehold**
- **Council Tax Band - B**

Barons are pleased to present this spacious and well-presented family home, ideally located in the sought-after area of Westfield. Conveniently positioned within easy reach of local amenities and well-connected by frequent bus routes to nearby towns and villages, this property offers an excellent balance of comfort and practicality. The ground floor features a generous open-plan layout comprising a welcoming living room with a cosy log burner, a dining area, and a thoughtfully extended kitchen – all complemented by elegant oak flooring throughout. Upstairs, the home offers three well-proportioned bedrooms, including a master bedroom with built-in wardrobes and an en-suite shower room. Two further single bedrooms and a family bathroom. Additional benefits include gas central heating, UPVC double glazing throughout, and a good-sized enclosed rear garden with a lawn, decked seating area, and garden shed. Off-street parking is also available. Early viewing is highly recommended. To arrange your appointment, contact Barons today on 01761 411411.

Kitchen 16'0" max x 11'6" max (4.89 max x 3.53 max)

Lounge 10'9" x 12'9" (3.30 x 3.89)

Dining Area 10'10" x 12'6" (3.32 x 3.82)

Bedroom One 11'1" x 10'3" (3.38 x 3.13)

Bedroom Two 14'10" x 5'7" max (4.54 x 1.72 max)

Bedroom Three 11'7" max x 6'0" max (3.54 max x 1.83 max)

Bathroom 6'4" x 5'4" (1.94 x 1.65)

Please Note  
 Utilities,  
 Heating: Gas central heating  
 Windows: UPVC double glazing throughout  
 Water & Sewerage: Mains connected  
 Electricity: Mains connected  
 Broadband: connected to Fibre Broadband (currently with virgin media)

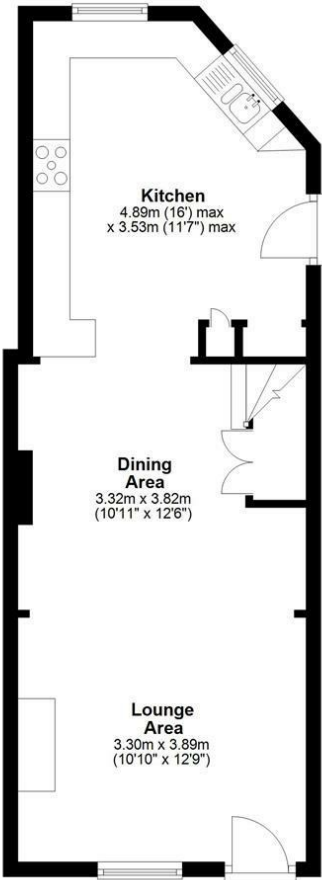




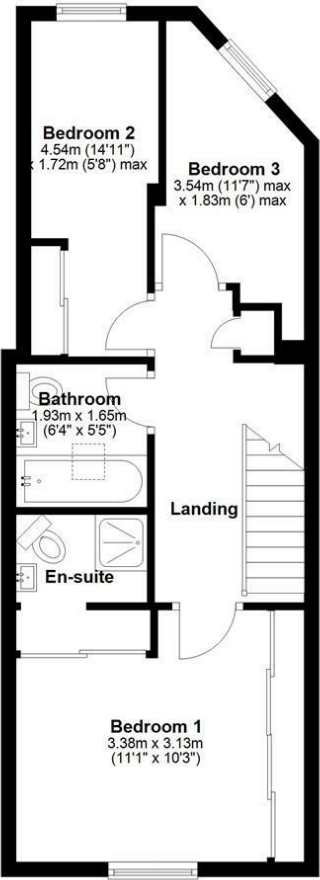




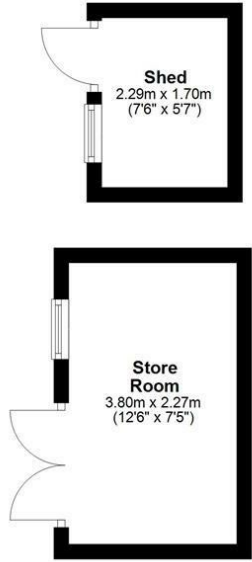
**Ground Floor**  
Approx. 41.7 sq. metres (448.4 sq. feet)



**First Floor**  
Approx. 41.6 sq. metres (448.0 sq. feet)

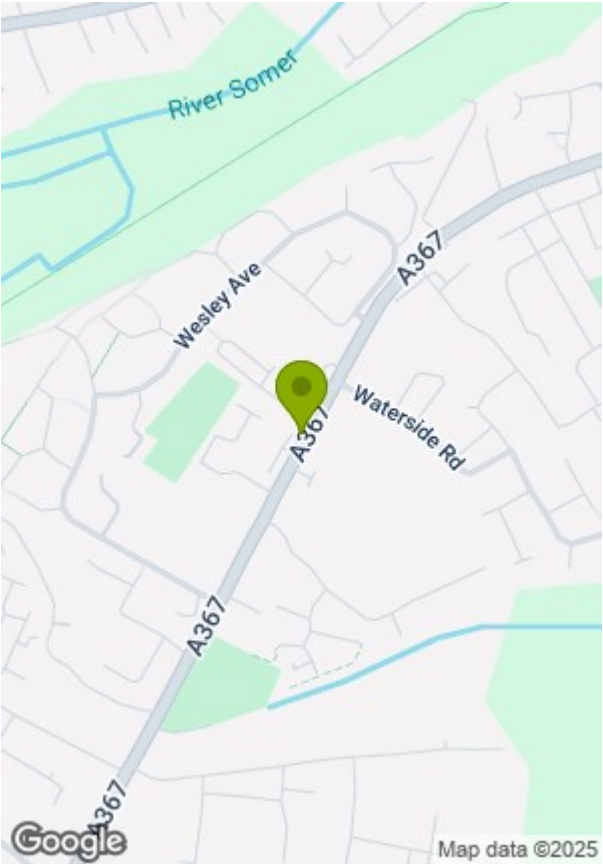


**Outbuildings**  
Approx. 12.5 sq. metres (134.8 sq. feet)



Total area: approx. 95.8 sq. metres (1031.2 sq. feet)

While every attempt has been made to ensure accuracy of the floor plan, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 84        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.