

for sale

offers over **£210,000**



## Westfield Grove Yeovil BA21 3DN

Located within a 1/4 of a mile of amenities, including the Hospital, College and Westfield academy is this 3 bedroom semi-detached property which has been superbly refurbished to a high standard by the current owners. The ideal first time buy or investment, this home needs to be viewed!

# Westfield Grove Yeovil BA21 3DN

## Entrance Hall

Double glazed door to the front.

## Lounge

17' 2" x 10' 4" (5.23m x 3.15m)

Double glazed window to the front, patio doors to the rear and a radiator.



### **Kitchen**

16' 5" x 8' 6" (5.00m x 2.59m)

Fitted kitchen with a range of wall and base units, Double glazed window to the rear, double glazed door to the garden, understairs storage, space for a fridge/freezer and washing machine, integrated dishwasher, electric oven and hob with extractor over and a cupboard housing the boiler.

### **Landing**

#### **Bedroom 1**

10' 10" x 10' 2" (3.30m x 3.10m)

Double glazed window to the front, over stairs storage cupboard and a radiator.

#### **Bedroom 2**

11' 10" x 7' 9" (3.61m x 2.36m)

Double glazed window to the front, over stairs storage cupboard and a radiator.

#### **Bedroom 3**

8' 7" x 7' 4" (2.62m x 2.24m)

Double glazed window to the rear and a radiator.

### **Bathroom**

Double glazed window to the rear, vanity wash hand basin, wc, bath with mixer tap and shower over, heated towel rail and a mirrored unit.

## Outside

### Front Garden

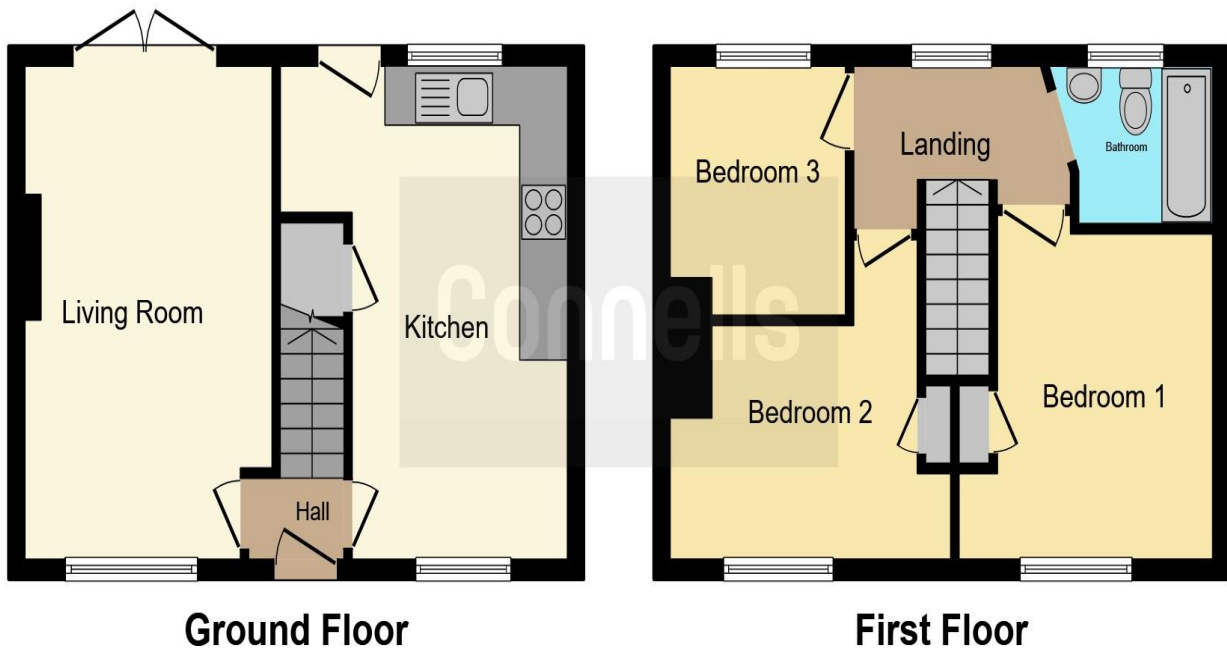
Driveway.

### Rear Garden

Enclosed by fencing and brick with a patio, steps upto a lawn area, outbuilding and trees.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
 YEOVIL BA20 1EW

Property Ref: YOY313299 - 0005

**Tenure:** Freehold

**EPC Rating:** C

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