

for sale

offers over **£210,000**



## Westfield Grove Yeovil BA21 3DW

A fantastic opportunity to purchase this well presented three bedroom family home which is located in a quiet cul de sac. Situated within a 1/4 of a mile of schools and amenities, the property benefits from driveway parking and enclosed rear garden. The perfect first time buy or family home.



# Westfield Grove Yeovil BA21 3DW

## Entrance Hall

Door to the rear and a radiator.

## Cloakroom

Single glazed window to the rear, wc, vanity wash hand basin and a radiator.

## Lounge

15' 5" x 12' 4" Max (4.70m x 3.76m Max)

Double glazed window to the front, electric fireplace and a radiator.



### **Kitchen**

Fitted kitchen with a range of wall and base units, space for a fridge/freezer, cooker and washing machine, boiler, stainless steel sink/drain, extractor fan and 2 x double glazed windows to the rear.

### **Bedroom 1**

10' 6" x 9' 1" (3.20m x 2.77m)

Double glazed window to the rear and a radiator.

### **Bedroom 2**

9' 11" x 9' 4" (3.02m x 2.84m)

Double glazed window to the front and a radiator.

### **Bedroom 3**

9' 5" x 8' 5" (2.87m x 2.57m)

Double glazed window to the front and a radiator.

### **Bathroom**

Double glazed window to the rear, bath, shower cubicle, heated towel rail, vanity wash hand basin and a wc.



## Outside

### Front Garden

Driveway for 2 cars.

### Rear Garden

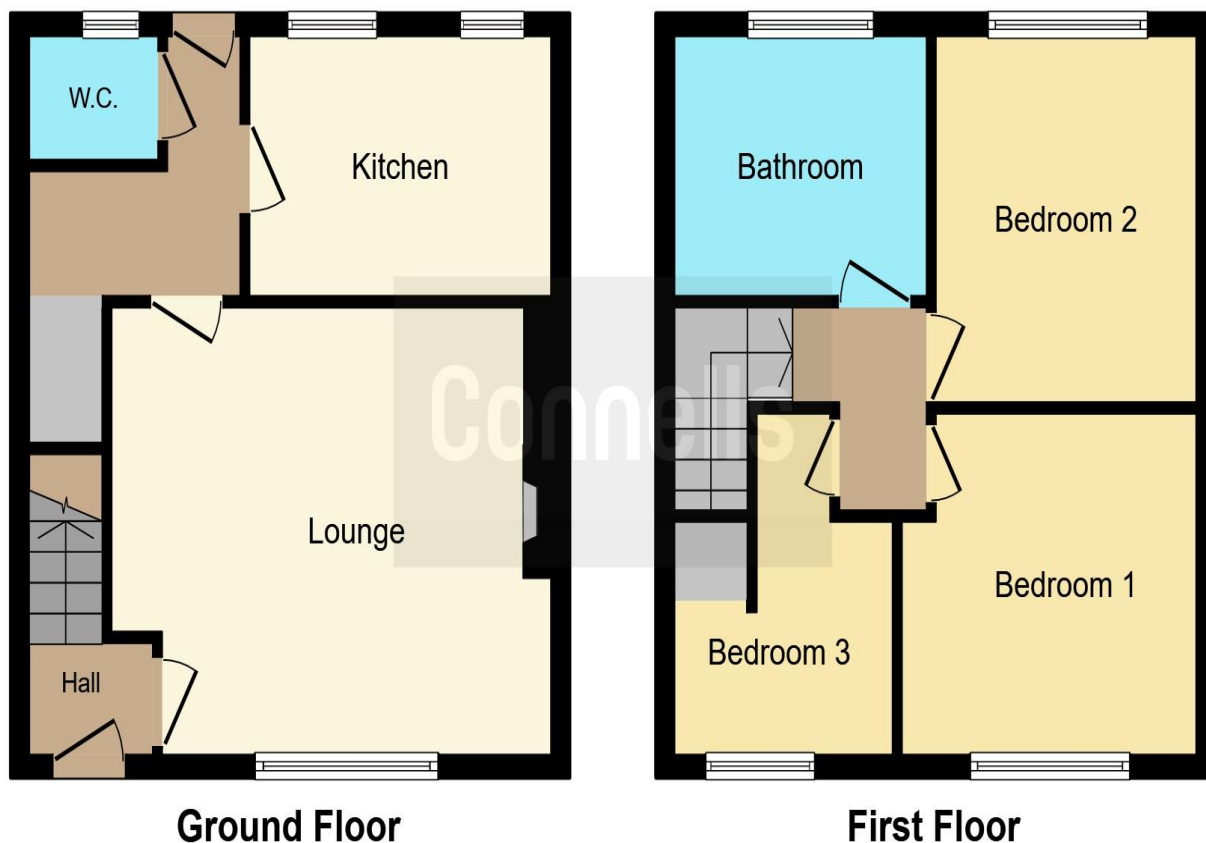
Enclosed by fencing with a patio, outside tap, shed with light and power, BBQ, outhouse and steps upto the lawn area.











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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1-3 Princes Street  
 YEOVIL BA20 1EW

Property Ref: YOV313441 - 0003

**Tenure:** Freehold

**EPC Rating:** D

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