





Westville  
Yeovil BA21 4JE

for sale offers over  
**£160,000**



### Property Description

#### CALLING ALL FIRST TIME BUYERS!!

A very well presented two bedroom terrace home located within a 0.5 mile walk to the town centre has been brought to market. This property is ideal for a first time mover looking to move straight in and make it your own. Motivated vendor and priced to sell, this house will not stay on the market for long. Call now to book your viewing!

#### Entrance Hall

Entrance hall with door to the front of the property and radiator.

#### Lounge

15' 3" max x 14' into recess (4.65m max x 4.27m into recess)

Lounge with double glazed window to the front of the property, radiator and stairs leading to first floor with under stair cupboard.

#### Kitchen / Diner

15' x 6' 11" + recess (4.57m x 2.11m + recess)

A kitchen with dining area featuring two double glazed windows to the rear of the property, door leading to the garden, up and over units, stainless steel sink and drainer, boiler and radiator. Space for oven, washing machine and free standing fridge freezer.

## **Landing**

Landing with loft access.

## **Bedroom One**

15' 5" into recess x 11' 4" max (4.70m into recess x 3.45m max)

Bedroom with double glazed window to the front and radiator.

## **Bedroom Two**

11' 4" x 7' 5" (3.45m x 2.26m)

Bedroom with double glazed window to the rear and radiator

## **Bathroom**

Bathroom with double glazed window to the rear, bath with mixer taps and shower over, W/C, radiator, extractor fan and wash hand basin.

## **Outside**

### **Front Garden**

The front garden has a fence enclosed grass area with shared path and steps leading to the front door.

### **Rear Garden**

The rear garden has steps leading from the rear of the property to a low maintenance garden with an outhouse for storage, shrubs, a pond and a gate leading to the rear alleyway.



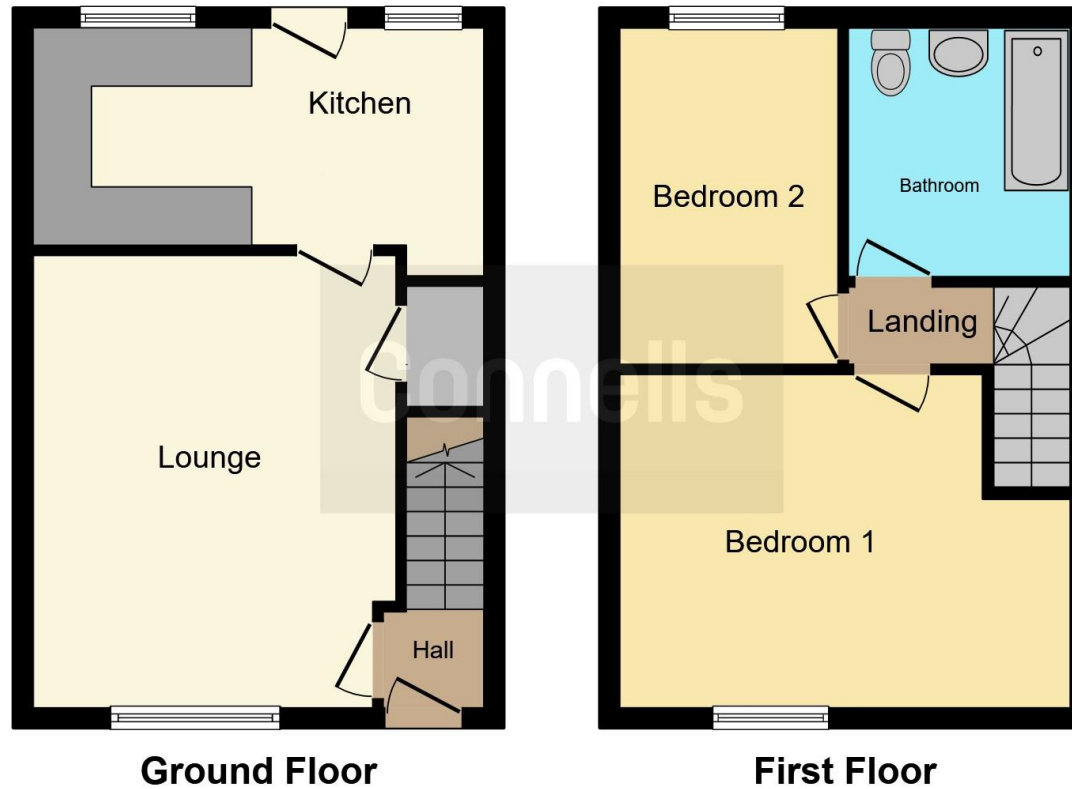












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/YOV313925](http://connells.co.uk/Property/YOV313925)**



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