



Westfield Grove, Yeovil, BA21 3DN

Guide Price £130,000
FREEHOLD

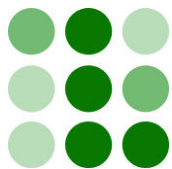
INVESTORS ONLY - PRIVATELY MANAGED INVESTMENT - The vendor informs us that the tenants currently reside on an Assured Shorthold Tenancy, however we have not seen sight of the agreement and can therefore not confirm the date of commencement, rent payable or any other terms. We would recommend that purchasers take legal advice in this regard prior to a commitment to purchase. A three bedroom semi-detached house that requires updating throughout, set in this convenient location within easy reach of local amenities.

The house benefits from gas central heating, UPVC double glazing, enclosed rear garden and potential off road parking.

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset BA20 1TE
Tel: 01935 425115 Email: info@laceysyeovil.co.uk



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- Three Bedroom Semi-Detached Home
- UPVC Double Glazing and Gas Central Heating
- Garage/Workshop To The Rear

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

ACCOMMODATION

The **ACCOMMODATION** comprises:

Frosted double glazed front door to:

Entrance Hall

Stairs rise to landing. Door to kitchen. Throughway to:

Lounge 5.03m (16'6") x 3.17m (10'5")

Built in fireplace. Radiator. Coved ceiling. Two Upvc double glazed windows with front and rear aspects.

Kitchen 3.14m (10'4") x 2.58m (8'6")

Comprising inset single drainer, stainless steel sink unit with mixer tap, tiled surround and rolled top worksurfaces with cupboards and drawers below. Space for cooker. Recess for washing machine with plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Two Upvc double glazed windows with front and side aspects. Throughway to:

Rear Lobby

Frosted Upvc double glazed door to rear garden. Door to separate Wc. Sliding door to:

Ground Floor Bathroom

Bath with tiled surround. Pedestal washbasin. Extractor fan. Frosted Upvc double glazed window with rear aspect. Wall mounted Ideal Logic combi boiler.

Separate WC

Low flush WC. Frosted Upvc double glazed window with rear aspect.

Landing

Radiator. Upvc double glazed window with rear aspect. Door to all bedrooms.

Bedroom One 3.21m (10'6") x 2.35m (7'9")

Upvc double glazed window with front aspect.

Bedroom Two 5.10m (16'9") x 3.12m (10'3")

Built in over stair cupboard. Two Upvc double glazed windows with front and rear aspects.

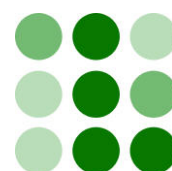
Bedroom Three 2.64m (8'8") x 2.28m (7'6")

Upvc double glazed window with rear aspect.

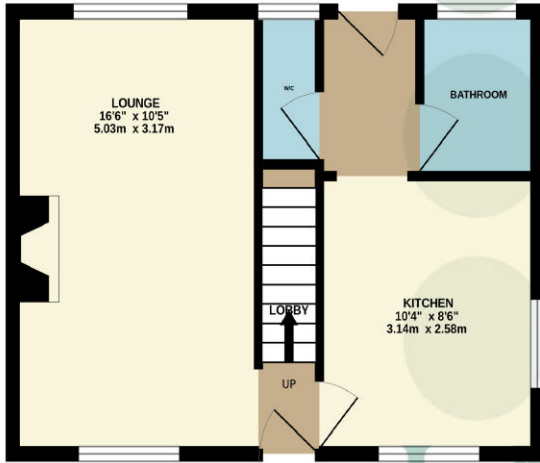
Outside

Enclosed rear garden. Outside store. Outside tap. Garage with parking in front. Garden is enclosed by fencing. Timber gate provides access.

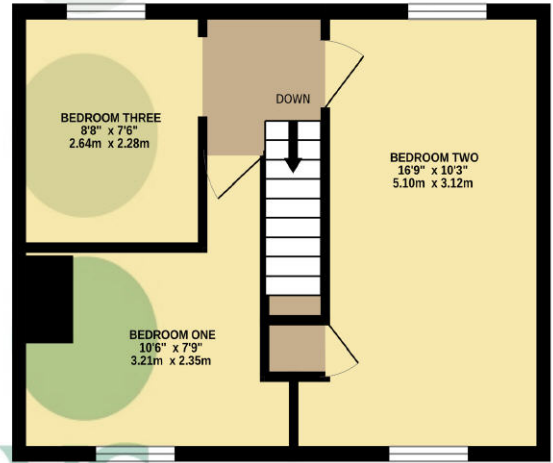
Front garden is enclosed by fencing. Double opening gates provide access.



GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



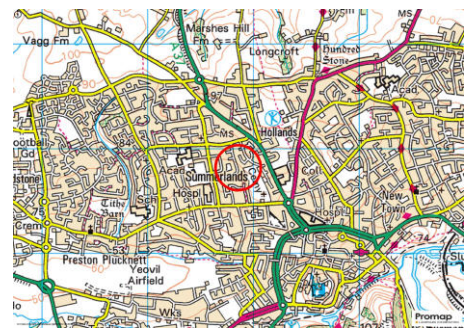
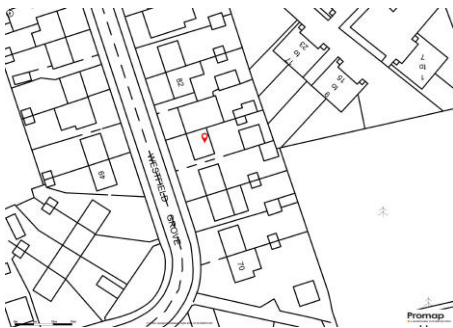
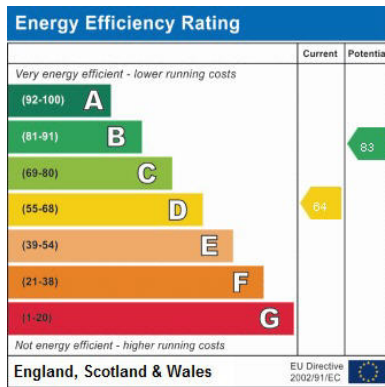
1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



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TOTAL FLOOR AREA : 712 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Photographs / Floor Plans

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Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

Part A

- *Council Tax Band* - B
- *Asking Price* - Guide price £130,000 - Investors Only
- *Tenure* - Freehold

Part B

- *Property Type* - 3 Bed Semi Detached House
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains
- *Sewerage* - Mains
- *Heating* - Gas (Combi Boiler is located in the Ground Floor Bathroom, also heats the hot water)
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Off road parking on drive plus a Garage to the rear.

Part C

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; Not to use the premises for any trade or business in particular for the sale of intoxicating liquors or as a shop. No caravan, tent or other mobile dwelling to be stationed on the premises. *More covenants in place refer to your solicitor.
- *Rights and Easements* - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea (defined as the chance of flooding each year as less than 0.1%) and MEDIUM RISK from Surface Water (defined as the chance of flooding each year as between 1% and 3.3% each year.)
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - D

Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 18/03/2024. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.