



Westland Road, Yeovil, Somerset, BA20 2AS.

Guide Price £170,000

Freehold

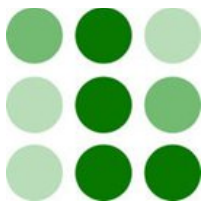
A well proportioned two bedroom, two reception room semi-detached house that requires updating throughout set in a tucked away position in this convenient location. The home benefits from double glazing, two bathrooms and a very good-sized wrap around enclosed garden to the rear. No Onward Chain.

 **LACEYS
YEOVIL LTD**



Westland Road, Yeovil, Somerset, BA20 2AS

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



22 Westland Road, Yeovil, Somerset, BA20 2AS



- A Well Proportioned Two Bedroom Semi-Detached House
- Two Reception Rooms
- Updating Required Throughout
- Tucked Away Position
- Convenient Location
- Double Glazed
- Two Bathrooms
- Good-Sized Garden
- No Onward Chain
-

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 425 115**.

Accommodation Comprises

Frosted UPVC double glazed front door to Entrance Lobby.

Entrance Lobby

Stairs up to the landing. Glazed door to the dining room.

Dining Room 3.38 m x 2.95 m (11'1" x 9'8")

Built in understairs cupboard. Phone point. UPVC double glazed window, side aspect. Glazed doors to the lounge & rear lobby.

Lounge 4.43 m x 3.36 m (14'6" x 11'0")

Built in gas fire, tiled hearth & surround. TV point. UPVC double glazed window, front aspect.

Rear Lobby

Vinyl flooring. Throughway to the kitchen. Doors to ground floor shower room & conservatory.

Kitchen 3.36 m x 2.57 m (11'0" x 8'5")

Comprising inset stainless steel single drainer, single sink unit with tiled surround, rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor hood above. Recess for washing machine, plumbing in place. Recess for under counter fridge. Wall mounted cupboards. Vinyl flooring. UPVC double glazed window, rear aspect - internal.

Ground Floor Shower Room

Comprising corner shower area (Not used), wall mounted Triton electric shower in situ. Pedestal wash basin. Low flush WC. Vinyl flooring. Two frosted UPVC double glazed windows, side & rear aspects.

Conservatory 5.51 m x 2.67 m (18'1" x 8'9")

UPVC double glazed door to the rear garden.

Landing

Hatch to loft space. UPVC double glazed window, side aspect. Doors to both bedrooms & shower room.

Bedroom One 5.44 m x 2.77 m (17'10" x 9'1")

Built in cupboard. Ceiling light/fan. Two UPVC double glazed windows, both front aspects.

Bedroom Two 3.25 m x 3.10 m (10'8" x 10'2")

Built in airing cupboard which houses the hot water tank. UPVC double glazed window, rear aspect.

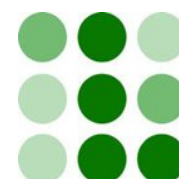
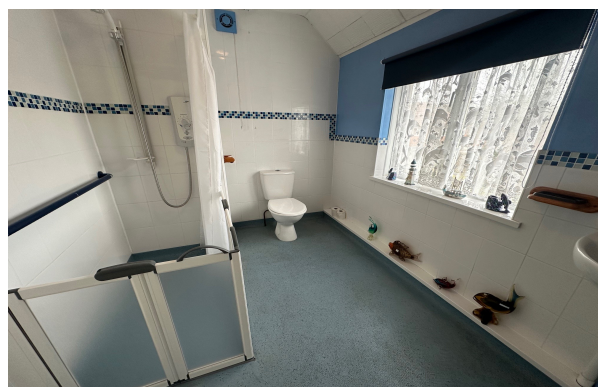
Shower Room (Upstairs) 3.03 m x 2.14 m (9'11" x 7'0")

Comprising walk in shower area with a wall mounted Mira Advance electric shower in situ, tiled surround. Wall mounted wash basin. Low flush WC. Non slip flooring. Wall mounted Dimplex electric heater. UPVC double glazed window, rear aspect.

Outside

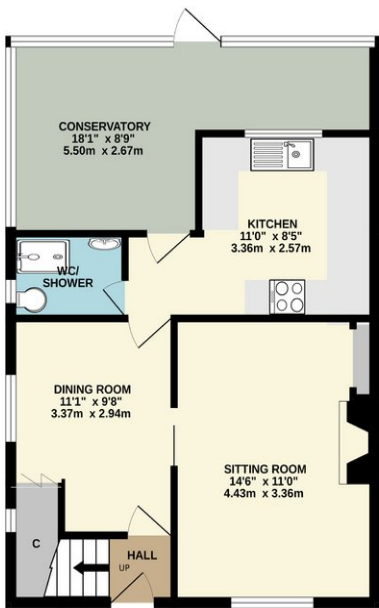
To the rear there is a nice sized wrap around garden, the garden comprises paved patio area, lawn areas to rear & side. Greenhouse. Outside tap. range of mature shrubs, plants & trees in situ. The garden is bounded by fencing with a timber gate providing side access from the front of the house.

To the front there is a gravelled garden, bounded by walling. Path leads to the front door, entrance canopy above.

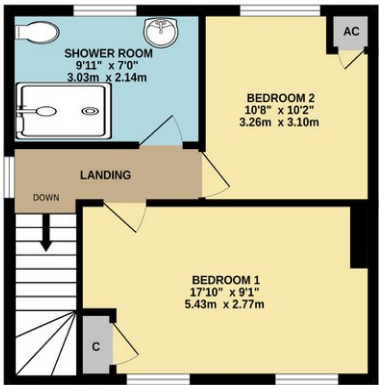


22 Westland Road, Yeovil, Somerset, BA20 2AS

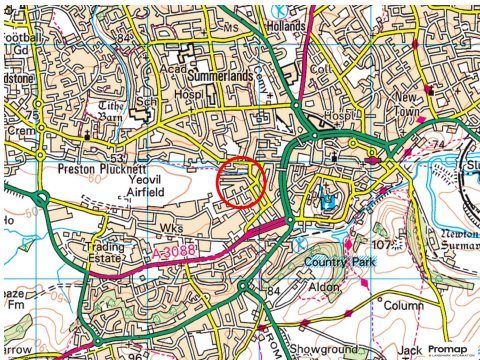
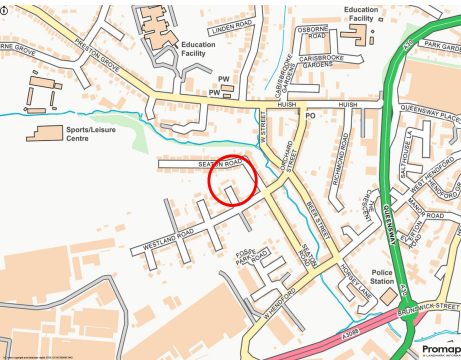
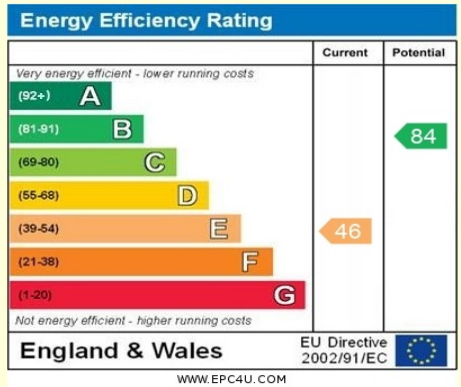
GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025



Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs/Floor Plans
Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

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 - There is an improvement indicator listed next to this property which therefore means the council tax band may be reassessed upon sale.
- *Asking Price* - Guide Price £170,000
- "For the latest Stamp Duty charges, please refer to <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>. Please note that the lower thresholds and rates change significantly for transactions completing on or after 1st April 2025."
- *Tenure* - Freehold

Part B

- *Property Type* - 2 Bedroom 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, not on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Fire in the lounge. Dimplex electric heater in the upstairs shower room. Hot water tank located in the airing cupboard in Bedroom Two heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phonestelecomsandinternet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - On road parking subject to availability.

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* - Premises only to be used as a private dwellinghouse. No trade or business to be carried out on the premises. Not to station or cause or permit any caravan, tent or other mobile dwelling intended for human habitation 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 and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%)
- *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) - E

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 21/03/2025. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys 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.