

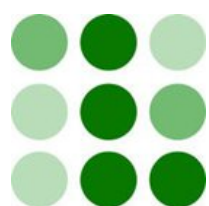


Westbourne Grove, Yeovil, Somerset, BA20 2DQ

Guide Price £290,000

Freehold

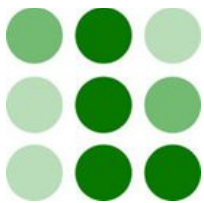
This deceptively spacious chalet style home is situated in a popular residential location close to schools, hair dressers, Westland Leisure centre and Doctors surgery. The property is offered for sale with no forward chain and offers accommodation including an entrance hallway, sitting room, kitchen/dining room, two ground floor bedrooms, conservatory, bathroom and utility/porch whilst upstairs there is an impressive double bedroom with en-suite and open storage. The property has ample driveway parking leading to the single garage whilst to the rear there is a fully enclosed garden.

 **LACEYS**
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6 Westbourne Grove, Yeovil, Somerset, BA20 2DQ



- Semi-Detached Chalet Bungalow
- Three Bedrooms (Two Ground Floor & One First Floor)
- Ground Floor Bathroom & First Floor En-suite shower room
- Kitchen/Dining Room
- Conservatory
- Utility/Rear Porch
- Parking & Garage
- Gas Central Heating
- Double Glazed
- No Forward 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 425115**.

The **ACCOMMODATION** comprises:

Entrance Hallway

Upon entering the property you are greeted with a generous entrance hallway which has doors leading to the sitting room, kitchen/dining room, bathroom and two ground floor bedrooms. There are two ceiling light points, smoke alarm and a radiator.

Sitting Room 3.79 m x 3.46 m (12'5" x 11'4")

A large double glazed bay window overlooks the front of the property. There is a feature electric fire with surround, spot lighting and a radiator.

Kitchen/Dining Room 4.00 m x 3.46 m (13'1" x 11'4")

Offering a good selection of wall, base and drawer units with work surfaces above and an inset stainless steel sink with mixer tap. There is space for a fridge/freezer, dishwasher and further appliance. There is space for a cooker with extractor hood above, a radiator and recessed spot lighting. Windows overlook the conservatory and a door provides access.

Conservatory 3.67 m x 3.37 m (12'0" x 11'1")

Currently being used as a dining room the conservatory enjoys a pleasant outlook over the rear garden through the double glazed windows and double glazed sliding doors provide access. There are wall lamps and a power points.

Bedroom Two 3.82 m x 2.90 m (12'6" x 9'6")

A good size ground floor double bedroom with a radiator and a ceiling light point. There is a double glazed window overlooking the front garden.

Bedroom Three 2.84 m x 2.41 m (9'4" x 7'11")

Currently being used as an office this good size single room has a side facing double glazed window, a radiator and a ceiling light point. A door opens to the utility space/rear porch.

Utility Area

Space and plumbing for a washing machine with work surface above. A door opens to the garden. The wall mounted gas fired combination boiler can be found in here.

Family Bathroom

The bathroom is fitted with a panel enclosed bath with centrally positioned controls for the tap and shower which has a screen to the side. There is a low level WC and a pedestal wash basin. An obscured double glazed window faces the rear. There is a ceiling light point, shaver point and a radiator.

Landing

Door opens to the master bedroom.

Bedroom One 4.29 m x 3.62 m (14'1" x 11'11")

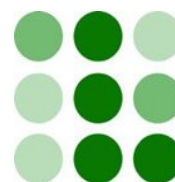
A generous double bedroom with ample under eaves storage. A double glazed window overlooks the rear garden. There is a radiator, a ceiling light point and a door which opens to the en-suite shower room.

En-Suite

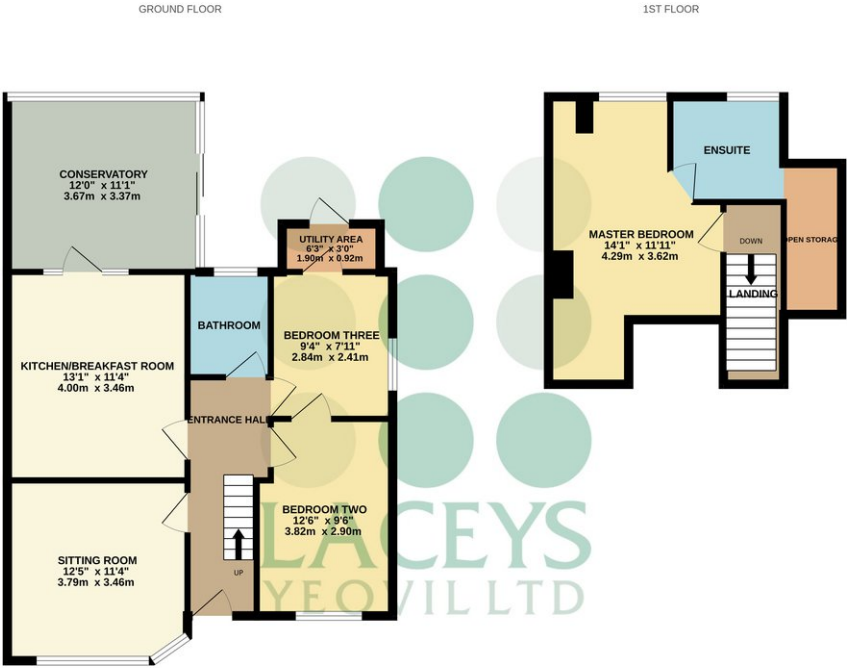
Fitted with a corner shower enclosure with thermostatically controlled shower, a low level WC and a small circular basin with mixer tap. There is a rear facing obscured double glazed window, spot lighting and an extractor fan. Going around the corner the eaves storage area currently acts as closet storage.

Outside

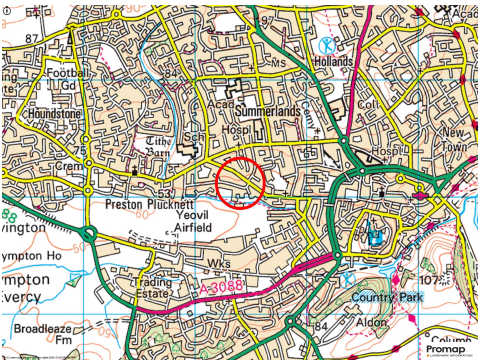
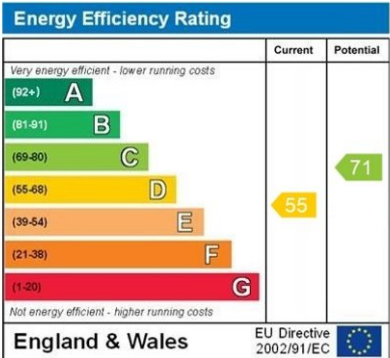
The property is situated nicely back from the road with ample driveway parking to the side and an area of lawn to the front with mature shrubs in front. The **SINGLE GARAGE** has an up and over door to the front with power and light connected and a personal door to the side. The rear garden has been designed with ease of maintenance in mind and is mainly laid to lawn with mature shrubs and trees. Next the property there is a patio area. Gates access leads to driveway and there is a personal door to the garage. There is also a metal shed.



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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 for 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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Material Information

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- Council Tax Band - C
- Asking Price - Guide Price £290,000
- Tenure - Freehold

Stamp Duty Land Tax (SDLT) - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances – please visit HMRC's SDLT Calculator <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>

Other Fees/Disbursements payable - Conveyancers will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lenders' transaction fees (non-exhaustive list) – please seek confirmation from your Conveyancer prior to a commitment to purchase

Material Information to assist making informed decisions

- Property Type -Semi-Detached Chalet Bungalow
- 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 Central Heating
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking -Ample Driveway Parking Leading To Single Garage

Material Information that may or may not apply

- 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
- Restrictive Covenants -We'd recommend you review the Title/deeds of the property with your solicitor.

Material Information that may or may not apply continued

- 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.
- Current Flood Risk - According to the Environment Agency's website the property at at Very Low Risk of River, Sea & Surface Water Flooding. For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- 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 08/09/2025. 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.