

FOR SALE



Westfield Grove, Yeovil


3 Bedrooms, 2 Bathroom, Semi-Detached House

Asking Price Of £180,000


MARTIN & CO



- Driveway Parking
- Garden to Rear
- Gas Central Heating
- Close to schools
- Residential Area
- Close to Shops
- Bathroom and En Suite WC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

Why You'll Like it...

Martin & Co are delighted to offer to the market this good sized 3 bedroom semi-detached property located in a popular Yeovil residential area is within walking distance of local shops, schools and the college. The property comprises of an entrance hall, lounge, kitchen and ground-floor bathroom. Upstairs there are 3 bedrooms with an en-suite w/c to the master. Outside there is a driveway with parking for several cars and to the rear a large enclosed garden

ENTRANCE HALL White double glazed front door leading into a small hallway with stairs rising immediately ahead to the first floor.
Door to the sitting room.
White painted walls and wooden-laminate flooring.

SITTING ROOM Spacious reception room with to the front.
White walls and wooden-laminate flooring.
Radiator.

KITCHEN with a range of white units and black marble-effect laminate work-surface.
Terracotta tiled flooring, white walls with multi-coloured tiled splashback.
Integrated electric hob, oven and extractor fan.
Appliance spaces for washing machine and fridge-freezer.
Window and door to the rear garden.
Radiator and ceiling spot lights.

BATHROOM Family bathroom with window to the rear.
White tiled walls and vinyl flooring.
White bath with fixed screen and Triton electric shower above.
White pedestal basin and toilet.
Heated towel rail.
Biasi gas combi boiler.

STAIRS AND LANDING Neutral carpeted stairs rise to the first floor landing.
White walls.
Window to the side.
Loft hatch and radiator.

BEDROOM ONE Good-sized double bedroom with front aspect window.
Door to en suite WC.
Neutral carpet and walls.

WC En suite toilet room with window to the front.
White walls and tiling, vinyl flooring.
White saniflow toilet and white pedestal basin.
Door to over-stairs airing cupboard.

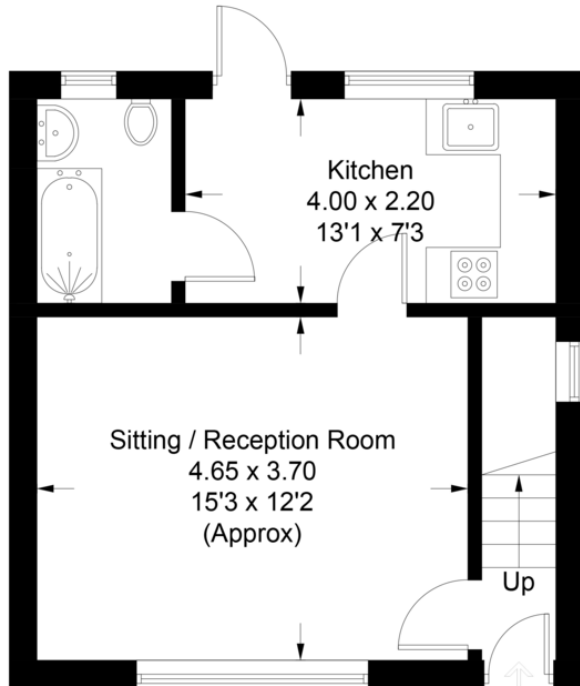
BEDROOM TWO Double bedroom with rear aspect window.
'Kids' decor walls and neutral carpet.
Radiator.

BEDROOM THREE Single bedroom with rear aspect window.
'Kids' decor walls and neutral carpet.
Radiator.

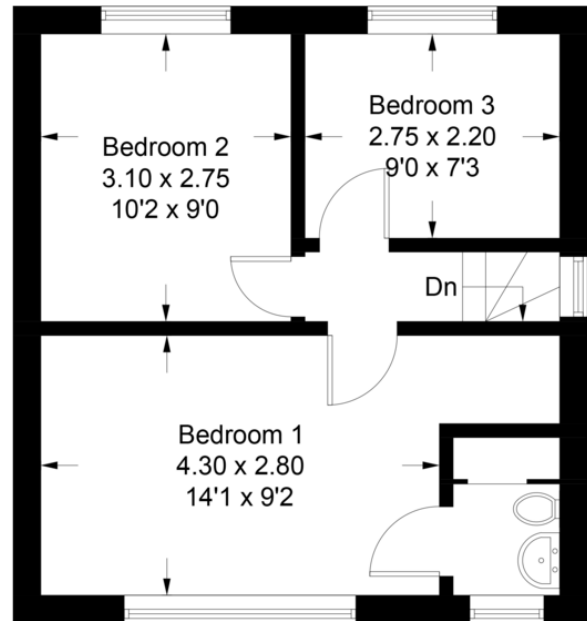
OUTSIDE To the front is hard-standing driveway with parking for two cars.
A path and gate lead to the side of the house and the rear garden.
The garden is mostly laid to lawn with a patio area adjacent to the house.
Two brick out-houses / sheds.

31 Westfield Grove, Yeovil, Somerset, BA21 3DJ

Approximate Gross Internal Area = 68.0 sq m / 732 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID969553)

Martin & Co Yeovil

18 Princes Street • Yeovil • BA20 1EW
T: 01935 420555 • E: yeovil@martinco.com

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in or for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.