



Westbourne Grove, Yeovil, Somerset, BA20 2DQ

Guide Price £325,000

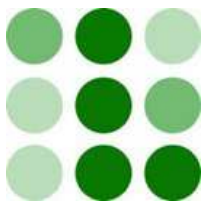
Freehold

A well presented extended four bedroom, three reception room semi-detached family home set in this popular & convenient location, close to local amenities. The home benefits from gas central heating, UPVC double glazing, cloakroom, enclosed rear garden that enjoys good privacy, larger than average garage and off road parking.



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- A Well Presented Extended Four Bedroom Semi-Detached Family Home
- Three Reception Rooms
- Popular & Convenient Location, Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Cloakroom
- Enclosed Rear Garden
- Larger Than Average Garage
- Off Road Parking

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 the Entrance Porch.

Entrance Porch

Tiled floor. Two UPVC double glazed windows, front aspects. Glazed door to the Entrance Hall.

Entrance Hall

Radiator. Built in cupboard. Built in understairs storage cupboard. Glazed doors to the Lounge & Snug. Doors to the Cloakroom & Kitchen.

Cloakroom

Comprising low flush WC. Wall mounted corner wash basin. Tiled walls. Frosted window, side aspect.

Lounge 3.96 m x 3.70 m (13'0" x 12'2")

Built in open fireplace with tiled hearth, decorative surround, wooden outer & mantle. Radiator. TV point. Coved ceiling. UPVC double glazed window, front aspect with internal shutters in situ.

Snug 3.65 m x 3.45 m (12'0" x 11'4")

Built in open fireplace with tiled hearth, decorative surround and wooden outer & mantle. Radiator. Laminate flooring. Coved ceiling. Throughway to the Kitchen.

Kitchen 5.26 m x 4.85 m (17'3" x 15'11")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurfaces with a good range of cupboards & drawers below. Built in oven & hob, extractor above. Recesses for washing machine & dishwasher, plumbing in place for both. Integrated fridge & freezer. Wall mounted cupboards. Radiator. Laminate flooring. Trails of spotlights. Coved ceiling. Two UPVC double glazed windows, rear & side aspects. Throughway to the Dining Room.

Dining Room 3.20 m x 2.57 m (10'6" x 8'5")

Space for table & chairs. Laminate flooring. Velux window. UPVC double glazed window, rear aspect. UPVC double glazed, double opening doors to the Rear Garden. UPVC single door to outside.

Landing

UPVC double glazed window, side aspect with shutters in situ. Door to Inner Landing area - Built in understairs cupboard. Further stairs to Bedroom Two. From main Landing doors to Three Bedrooms & the Bathroom.

Bedroom One 4.01 m x 3.71 m (13'2" x 12'2")

Built in ornamental fireplace. Radiator. Picture rail. UPVC double glazed window, front aspect with shutters in situ.

Bedroom Three 2.67 m x 2.64 m (8'9" x 8'8")

Radiator. Picture rail. UPVC double glazed window, rear aspect with shutters in situ.

Bedroom Four 2.82 m x 2.36 m (9'3" x 7'9")

Radiator. Picture rail. UPVC double glazed window, rear aspect with shutters in situ.

Bathroom 2.59 m x 1.68 m (8'6" x 5'6")

White suite comprising bath with mixer tap, wall mounted shower over and tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Heated towel rail. Built in airing cupboard that houses the hot water tank. Non slip flooring. Frosted UPVC double glazed window, front aspect with shutters in situ.

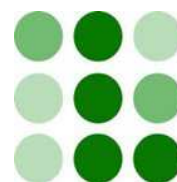
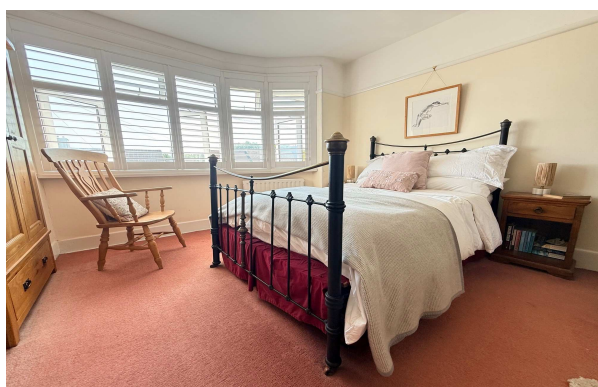
Bedroom Two (Loft Room) 4.87 m x 4.00 m (16'0" x 13'1")

Multiple eaves storage cupboards, one of which houses the Worcester boiler. Inset ceiling spotlights. Two double glazed Velux windows, both rear aspects.

Outside

To the rear of the home there is a lovely enclosed rear garden that comprises a paved lower level patio area, outside lights, outside tap, this area is bounded by raised flowerbeds, with sleepers in situ. Wooden steps lead up to a lawn area, decked seating area. Selection of mature plants & shrubs in situ. The garden is bounded by fencing & hedging and enjoys a good degree of privacy.

To the front there is a lawn area bounded by flowerbeds. Concrete drive provides off road parking and access to the Detached Garage - Up & over door. EV point. Steps from the drive up to the front door. The front garden is bounded by walling & fencing.



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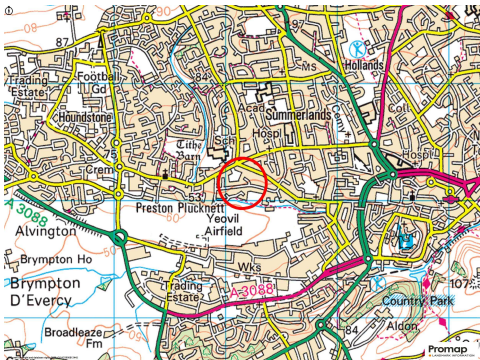


TOTAL FLOOR AREA: 1259 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Please Note
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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 - 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 £325,000
- *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.gove.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's will change 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 lender's 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* - 4 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester boiler located in an eaves storage cupboard in Bedroom Two, hot water tank located in the airing cupboard in the Bathroom. Open Fireplaces in the Lounge & Snug.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Garage & Driveway.

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.
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include;- Not to carry on or permit to be carried on any trade or business at the Property. *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* - Current 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%). 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 27/05/2026. 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.