



Westfield Crescent, Yeovil, Somerset, BA21 3DF

Guide Price £210,000

Freehold

This mature semi-detached home is situated in a popular residential location close to local shops and schools. The accommodation includes an entrance lobby, two reception rooms and a fitted kitchen on the ground floor whilst on the first floor there are two double bedrooms, a single bedrooms and the family bathroom. The property sits on a good size plot with a dropped kerb at the front providing the opportunity to park off road if required whilst to the rear there is a large garden.



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52 Westfield Crescent, Yeovil, Somerset, BA21 3DF



- Mature Semi-Detached House
- Popular Residential Location
- Dropped Kerb Allowing For Off Street Parking
- Large Rear Garden
- Two Reception Rooms
- Kitchen
- Three Bedrooms
- First Floor Family Bathroom
- Gas Central Heating

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 Lobby**

Upon entering the property you are greeted with an entrance lobby which has doors opening to both the living room and dining room. There is a decorative light fitting and stairs which lead to the first floor landing.

#### **Sitting Room 5.28 m x 3.45 m (17'4" x 11'4")**

This twin aspect room has double glazed windows overlooking both the front and rear of the property. There is a feature chimney breast with opening and surround, a decorative light fitting and a radiator.

#### **Dining Room 3.11 m x 2.97 m (10'2" x 9'9")**

The separate dining room has an opening to the kitchen, a chimney breast with electric fire, a double glazed window overlooking the front, a radiator and a decorative light fitting.

#### **Kitchen 4.40 m x 2.24 m (14'5" x 7'4")**

Fitted with a selection of wall, base and drawer units with work surfaces above. There is a built in electric oven and hob with extractor hood above and space is available for a washing machine, dishwasher, fridge/freezer and tumble dryer. The stainless steel sink with mixer tap is situated under the rear facing double glazed and there is a further single glazed window to the side. There is an understairs storage cupboard, spot lighting and a door which opens to the rear garden.

#### **Landing**

Doors open to all three bedrooms and the family bathroom. A double glazed window overlooks the rear garden. There is a decorative lamp fitting, a radiator and access is available to the loft.

#### **Bedroom One 3.79 m x 3.44 m (12'5" x 11'3")**

A good size double bedroom with an open cupboard, a double glazed window overlooking the front of the property and a radiator.

#### **Bedroom Two 3.41 m x 2.93 m (11'2" x 9'7")**

The second bedroom is also a double room with a double glazed window overlooking the front of the property, a radiator and a decorative lamp fitting.

#### **Bedroom Three 2.50 m x 2.39 m (8'2" x 7'10")**

A single room with a double glazed window overlooking the rear garden, a radiator and a decorative lamp fitting.

#### **Bathroom**

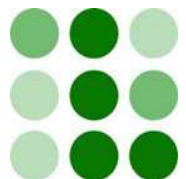
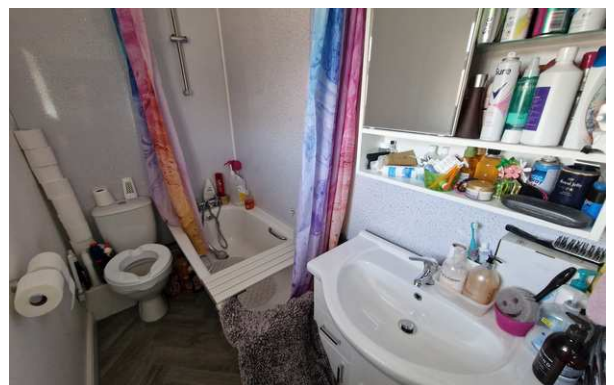
Fitted with a bath with shower attachment, low level WC and an oversized sink with mixer tap and vanity unit. There is a heated towel rail, a ceiling light point and an obscured rear facing double glazed window.

#### **WC**

Accessed from the outside there is a useful WC.

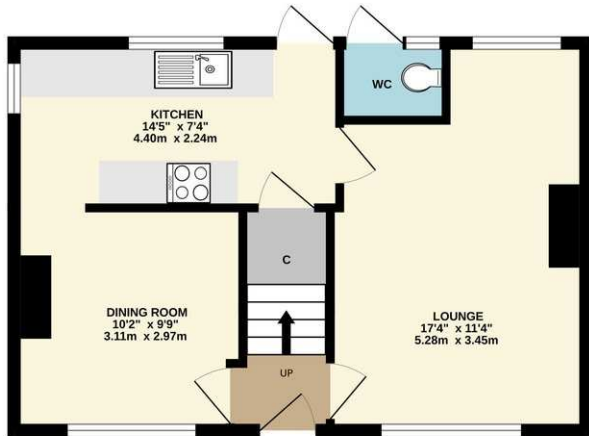
#### **Outside**

The property sits nicely back from the road with a drop kerb providing the ability to park off road on the lawn whilst to the rear there is a good size area of hardstanding and a generous area of lawn along with a wooden shed.

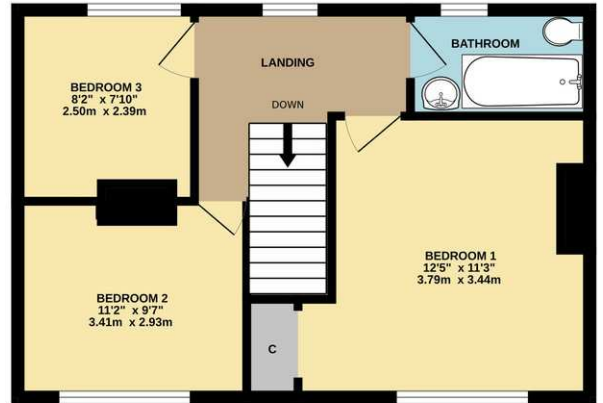


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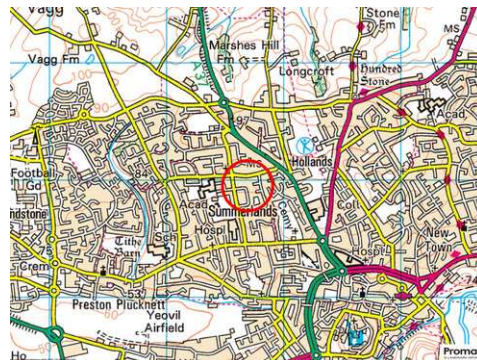
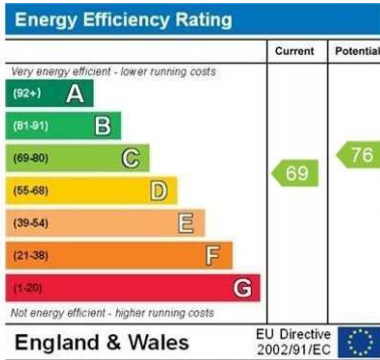
GROUND FLOOR



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.  
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**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.

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### **Material Information applicable in all circumstances**

#### Material Information

In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - B
- Asking Price - Guide Price £210,000
- 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 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-metered
- Sewerage -Mains
- Heating -Gas Central Heating- combi boiler- kitchen
- 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 - Drop kerb allowing parking off road.

### **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 use the premises other than as a single private dwellinghouse. Not to carry out any trade or business. Not to station on the premises any caravan, tent or other mobile dwelling intended for human habitation. Jointly with the owner of 54 Westfield Crescent maintain in good order and repair the land coloured yellow and green in the said plan and to bear one-half of the cost of maintaining and repairing the said land.

· More covenants in place refer to 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 is considered to be 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) -C

### **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 04/03/2026. 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.