



- A sizeable three bedroom mid terrace home within Westfield
- Large rear garden offering potential to extend (STPP)
- Good size lounge and kitchen/dining room
- Three comfortable bedrooms and a first floor bathroom
- Easy parking on the front for a couple of vehicles
- Offered for sale with no chain



'This substantial mid terrace house offers really good sized accommodation coupled with both easy parking and a large garden ready for landscaping however a prospective buyer sees fit.'

Centrally located within Westfield, this three bedroom mid terrace home offers really good space and excellent value and provides an opportunity for a buyer to purchase and put their own stamp on a great home. The property has an entrance porch perfect for shoes and coats this leads into a hallway with the stairs to the first floor. There is a nice sized lounge with doors to the garden, a spacious kitchen/dining room and a rear lobby providing access to the garden as well as having a handy, deep storage cupboard. On the first floor there are three bedrooms all of which are a comfortable size and a family bathroom. The property has plenty of scope to extend at the rear as others have with the correct permissions being sought, has GCH and double glazing and will shortly be undergoing new felt and baton to the roof as well as painting of the exterior render. Offered for sale with no onward chain.

Externally the front is laid to a combination of patio and shingle providing easy parking for at least a couple of vehicles. A pathway alongside the house leads to the rear garden which offers a blank canvas for a buyer to landscape measuring approx 120ft in length, mainly laid to lawn and there are two outbuildings/stores.

Located centrally within Westfield, the property is handily placed for access to the basic local conveniences and also regular bus connections. Just around the corner is a well maintained recreation area and play park. Schools for all ages are with 5 minutes drive and for those needing access to greater services Midsomer Norton is approx 2 miles and Bath approx 10 miles drive.

Tenure: Freehold

Council Tax Band: B





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Score	Energy rating	Current	Potential
92+	A		
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69-80	C	72 C	
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39-54	E		
21-38	F		
1-20	G		

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