



Connells

Westfield Grove
Yeovil



Property Description

This well-presented three-bedroom home offers comfortable and practical accommodation throughout, making it an ideal choice for first-time buyers, young families, or investors. The ground floor features a welcoming lounge to the front aspect, a fitted kitchen with a range of wall and base units, a useful utility room, and a convenient cloakroom/WC.

To the rear of the property, the spacious UPVC conservatory provides additional living space and enjoys direct access to the garden, creating an ideal area for dining, entertaining, or simply relaxing while overlooking the outdoor space.

Upstairs, the property offers three bedrooms, including two generous double bedrooms, together with a family bathroom fitted with a bath and shower over. Outside, the front garden is laid to lawn and enclosed by attractive picket fencing, while the rear garden is predominantly laid to lawn, providing a pleasant and low-maintenance outdoor space.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Front door providing access to the property, stairs rising to first floor.

Lounge

Bright and welcoming reception room with a double-glazed window to the front aspect and radiator.

Kitchen

Fitted with a range of wall and base units with work surfaces over, stainless steel sink and drainer, part-tiled walls, boiler, double-glazed window to the front aspect, and integrated electric oven and hob. There is also space for a fridge/freezer.

Utility Room

Useful additional space with plumbing and room for a washing machine and tumble dryer.

Conservatory

UPVC construction with double-glazed windows to the side and rear aspects, and a door providing access to the rear garden.

Cloakroom

Fitted with a low-level WC.

Landing

Double-glazed window to the rear aspect.

Bedroom One

Double-glazed window to the front aspect and radiator.

Bedroom Two

Double-glazed window to the front aspect and radiator.

Bedroom Three

Double-glazed window to the rear aspect and radiator.

Bathroom

Comprising a panelled bath with shower over, wash hand basin, low-level WC, part-tiled walls, and a double-glazed window to the rear aspect.

Outside

Front Garden

Laid primarily to lawn and enclosed by attractive picket fencing.

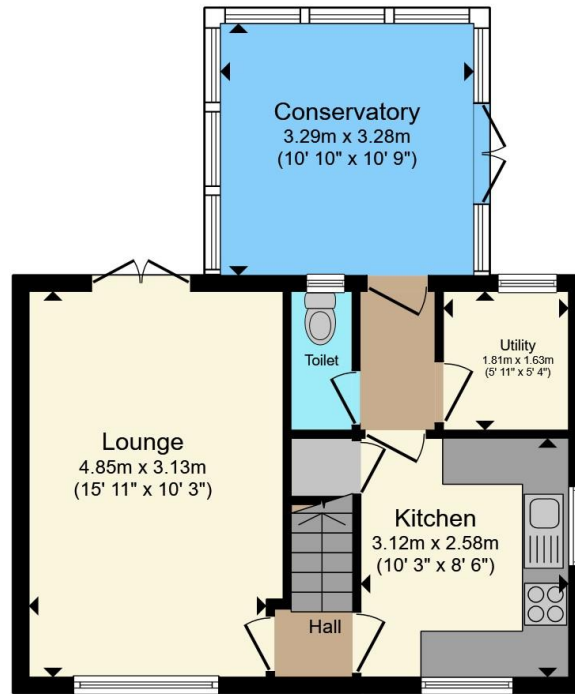
Rear Garden

Predominantly laid to lawn, providing an ideal outdoor space for relaxation and entertaining.

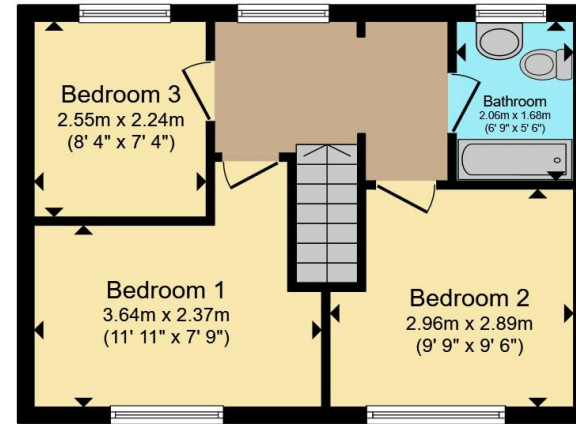








Ground Floor



First Floor

Total floor area 81.8 m² (880 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

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