

Westbourne Grove, Yeovil, Somerset, BA20 2DG

Guide Price £230,000

Freehold

A two bedroom, two reception room semi-detached bungalow set in this popular & convenient residential location. The bungalow benefits from gas central heating, double glazing, garden room, shower room, enclosed rear garden, good-sized garage and off road parking. No Onward Chain.

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The Property Ombudsman



107 Westbourne Grove, Yeovil, Somerset,
BA20 2DG







- A Two Bedroom Semi-Detached Bungalow
- Popular & Convenient Location
- Two Reception Rooms
- Garden Room
- Gas Central Heating
- Double Glazed
- Shower Room
- Enclosed Rear Garden
- Garage & Off Road Parking
- No Onward Chain

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 Hall.

Entrance Hall
Phone point. Picture rail. Hatch to loft space. Doors to Dining Room, both Bedrooms & the Shower Room. Saloon doors to the Kitchen.

Lounge 3.58 m x 3.38 m (11'9" x 11'1")
Built in fireplace with stone surround, hearth and mantle, the stonework extends to both sides. TV point. Phone point. Picture rail. UPVC double glazed sliding patio doors to the Garden Room. Throughway to the Dining Room.

Dining Room 3.99 m x 2.67 m (13'1" x 8'9")
Radiator. UPVC double glazed window, rear aspect.

Garden Room 5.03 m x 2.39 m (16'6" x 7'10")
Steps down to the Garden Room from the Lounge. Radiator. Tiled floor. Two single glazed windows, both rear aspects. Single glazed door to the Rear Garden.

Kitchen 2.62 m x 2.31 m (8'7" x 7'7")
Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Recess for cooker, extractor hood above. Integrated dishwasher. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Vinyl flooring. Inset ceiling spotlights. UPVC double glazed window, side aspect.

Bedroom One 3.67 m x 3.62 m (12'0" x 11'11")
Radiator. Raised skirting. UPVC double glazed bay window, front aspect.

Bedroom Two 2.69 m x 2.51 m (8'10" x 8'3")
Radiator. Raised skirting. UPVC double glazed window, front aspect.

Shower Room 2.29 m x 1.78 m (7'6" x 5'10")
White suite comprising corner shower cubicle with a Triton electric shower in situ. Vanity sink unit. Low flush WC. Heated towel rail. Built in cupboard that also houses the Worcester combi boiler. Frosted UPVC double glazed window, side aspect.

Outside
To the rear there is an enclosed garden comprising of a paved patio area, garden pond. Three gravelled sections with a good range of trees, plants & shrubs in situ. Greenhouse. The garden is bounded by fencing, a timber gate provides access from the driveway. Timber door provides side access to the Garage. Outside light.

To the front the bungalow is approached via a concrete driveway which provides off road parking and access to the Detached Garage - Up & over door, power & lighting in place. Walkway to the front door, entrance canopy above. Outside lights. Outside tap. The front area is bounded by walling & fencing with a five bar gate & pedestrian gate providing access.



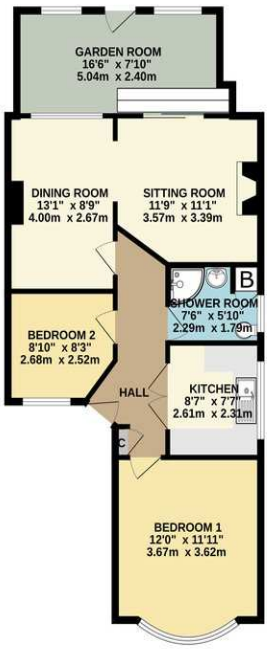






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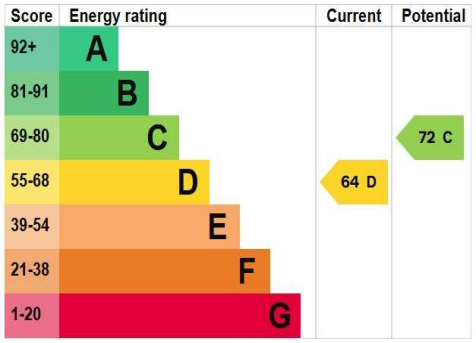
GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.

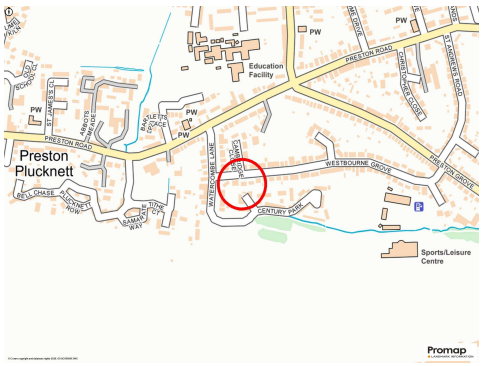
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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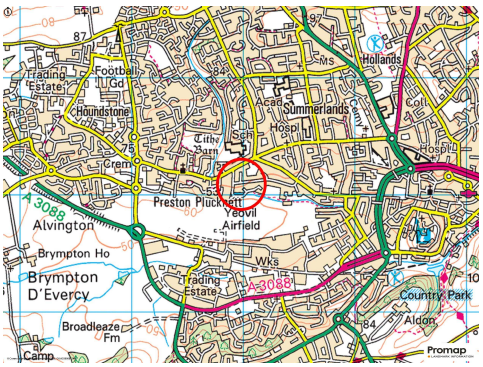












Please Note
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Photographs/Floor Plans
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Material Information

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - C
- *Asking Price* - Guide Price £230,000
- *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* - 2 Bedroom Semi-Detached Bungalow
- *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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester combi boiler located in the cupboard in the Shower Room that also heats the hot water.
- *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.
- *Rights and Easement*s - 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%). or 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

This property is unregistered at Land Registry. By law this will need “First Registration” by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.

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 11/11/2026. 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.