



Westland Road, Yeovil, Somerset, BA20 2AZ

Guide Price £250,000

Freehold

A well proportioned three bedroom, two reception room semi-detached family home set in a tucked away position in this convenient location. The home benefits from gas central heating, UPVC double glazing and a nice sized enclosed wrap around rear/side garden. Also the added benefit of No Onward Chain.

 **LACEYS
YEOVIL LTD**



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- Semi-Detached Home
- Popular Residential Location Close To Town Centre
- Two Reception Rooms
- Three Bedrooms
- Fitted Kitchen
- Bathroom With Bath & Shower
- Double Glazed & Gas Centrally Heated
- Generous Rear Garden
- Offered For Sale With No Forward 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 425115**.

The **ACCOMMODATION** comprises:

Entrance Hallway

A wide entrance hallway welcomes you into the property with a front facing double glazed window, a radiator and a ceiling light point. Doors open to the lounge and dining room with stairs providing access to the first floor landing.

Dining Room 3.64 m x 3.03 m (11'11" x 9'11")

A twin aspect room with front and side facing double glazed windows. There is a decorative ceiling light fitting and a radiator with cover.

Living Room 4.55 m x 3.65 m (14'11" x 12'0")

A feature gas fire with surround and hearth provides a nice focal feature to the room. A double glazed door opens to the rear garden with a double glazed window alongside. There is a decorative light fitting and a radiator with shelf above. A door opens to the kitchen.

Kitchen 5.59 m x 2.12 m (18'4" x 6'11")

Fitted with a good selection of wall, base, glass front display and drawer units with work surfaces above. There is a built in oven and grill with a separate inset hob with extractor hood above. The stainless steel sink with mixer tap is positioned under the rear facing double glazed window overlooking the garden. Space is available for a washing machine, dishwasher and fridge and there is an area one can eat breakfast. There is a useful under-stairs cupboard and the gas fired boiler can be found here. A door opens to the rear garden.

Landing

A double glazed window overlooks the side of the property. There is a ceiling light point and doors which open to all three bedrooms, the bathroom and the WC. A further door opens to a storage cupboard.

Bedroom One 3.95 m x 3.67 m (13'0" x 12'0")

Offering an extensive selection of fully fitted floor to ceiling fitted wardrobes. A double glazed window overlooks the rear garden. There is a radiator, a ceiling light point and access is available to the loft.

Bedroom Two 3.67 m x 3.10 m (12'0" x 10'2")

A twin aspect room with front and side facing double glazed windows. There is a radiator and a ceiling light point.

Bedroom Three 3.05 m x 2.09 m (10'0" x 6'10")

A double glazed window overlooks the front of the property. There is a radiator and a ceiling light point.

Bathroom

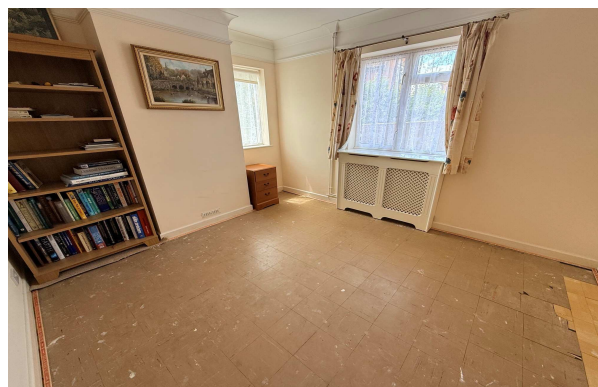
Fitted with a panel enclosed bath with mixer tap and shower attachment, pedestal wash basin and a separate shower. There is an enclosed ceiling lamp, radiator, extractor fan and an obscured rear facing double glazed window.

WC

Fitted with a low level WC. There is a side facing double glazed window and a ceiling light point.

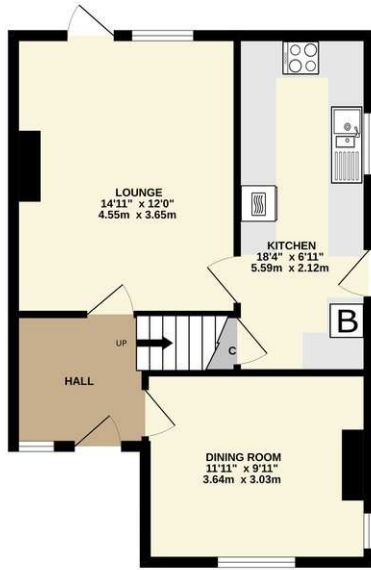
Outside

The front garden is mainly laid to shingle with a pathway leading to the front door and mature shrubs to one side whilst the rear garden has an area of hard standing next to the back door which is ideal for storing bins and hidden behind a useful shed. The rear garden is a good size being mainly laid to lawn with a patio perfect for al-fresco dining above which there is a sun awning. Being fully enclosed by either fence or hedge there is gated rear access.



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GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.

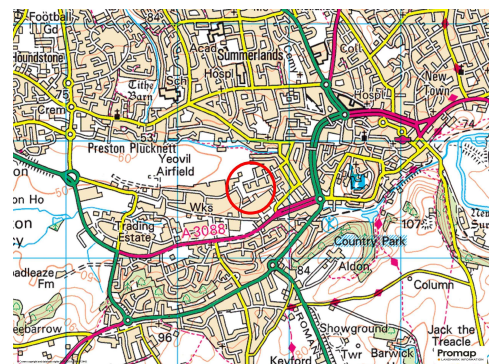


TOTAL FLOOR AREA: 976 sq.ft. (90.7 sq.m.) approx.

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 errors, 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	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

Photographs/Floor Plans

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

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 - £250,000 Guide Price
- 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 - 3 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
- Sewerage - Mains
- Heating -Gas Central Heating- combi boiler in 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 - There is no parking with the property however on street parking is available.

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 -Not to use the property other than as a private dwellinghouse. Not to carry on any trade or business. Not to station any caravan tent or other mobile dwelling intended for human habitation. Not to do or keep or suffer to be done or kept on the premises act or thing which may be or become a nuisance to the council, occupiers or owners. We'd recommend you review the Title/deeds of the property with your solicitor.
- Restricted Covenants include;- *More covenants in place refer to your solicitor.

Article 4

Please note that this property is subject to an Article 4 Direction. An "Article 4 Direction" (A4D) in planning law is a mechanism that allows a local council to remove certain permitted development rights for a specific area or property. This means that developments which would normally be permitted without needing planning permission, such as minor alterations or changes of use, now require a planning application and permission from the council.

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 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) - 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 22/06/2026. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.