



Westfield Crescent, YEOVIL, BA21 3DF

welcome to

Westfield Crescent, YEOVIL

A three bedroom semi detached family home, offered for sale with no onward chain, situated in a sought after area of Yeovil and close to many local amenities. The accommodation offers a wealth of space, versatility and natural light throughout & externally boasting driveway parking.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Double glazed door to the front, opening into:

Entrance Hall

Stairs rising to the first floor.

Lounge

17' 3" max x 11' 3" max (5.26m max x 3.43m max)
Double glazed windows to the front and rear. Feature fireplace. Aerial point. Radiator.

Dining Room

11' 1" max x 9' 8" max (3.38m max x 2.95m max)
Double glazed window to the front. Radiator.

Kitchen

15' x 7' 9" (4.57m x 2.36m)
Double glazed windows to the rear and side overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker with cooker hood over. Plumbing for washing machine and dishwasher. Space for undercounter fridge and freezer. Breakfast bar. Radiator. Understairs storage cupboard/pantry. Door to the rear, opening to the conservatory.

Conservatory

14' 8" max x 8' 10" max (4.47m max x 2.69m max)
Double glazed windows to the rear and sides, offering a lovely view of the garden. Radiator. Sliding patio door to the rear, opening to the garden.

Downstairs Cloakroom

Double glazed window to the rear. WC.

First Floor Landing

Double glazed window to the rear. Access to the loft space.

Bedroom One

13' max x 11' 3" max (3.96m max x 3.43m max)
Double glazed window to the front. Two built in wardrobes. Space for free standing furniture. Radiator.

Bedroom Two

11' 5" max x 10' 4" max (3.48m max x 3.15m max)
Double glazed window to the front. Space for free standing furniture. Radiator.

Bedroom Three

8' 3" max x 8' 2" max (2.51m max x 2.49m max)
Double glazed window to the rear overlooking the garden. Radiator.

Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with electric shower over, wash hand basin and WC. Radiator.

Front Garden

Access via a hardstanding driveway, providing off road parking for two cars. The garden is laid to lawn with gated side access leading into:

Rear Garden

A fully enclosed rear garden, laid mainly to lawn with a paved patio area abutting the property. Garden shed.



Total floor area 100.1 m² (1,077 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

fox & sons



view this property online fox-and-sons.co.uk/Property/YEO108826



welcome to

Westfield Crescent, YEOVIL

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached Family Home
- Three Bedrooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£170,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO108826



Property Ref:
YEO108826 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk