



Westfield Grove, Yeovil, Somerset, BA21 3DW

Guide Price £210,000

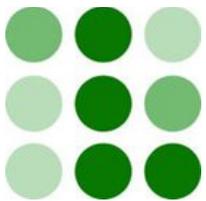
Freehold

A well proportioned and well presented three bedroom semi-detached family home set in a convenient location close to local amenities. The home benefits from gas central heating, double glazing, downstairs WC & Utility area, enclosed rear garden, garage and off road parking. Also the added benefit of No Onward Chain.



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59 Westfield Grove, Yeovil, Somerset, BA21 3DW



- A Well Proportioned Three Bedroom Semi-Detached Family Home
- Well Presented
- Convenient Location, Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Downstairs WC & Utility Area
- Garden Room
- Enclosed Rear Garden
- Garage/Workshop
- 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 Porch. **Entrance Porch** Tiled floor. UPVC double glazed windows, front aspects. Frosted UPVC double glazed door to the Entrance Lobby.

Entrance Lobby

Tiled floor. Stairs up to the Landing. Glazed door to the Lounge. Throughway to the Kitchen.

Lounge 5.00 m x 3.20 m (16'5" x 10'6")

Built in fireplace. Two radiators. TV point. Phone point. Coved ceiling. UPVC double glazed window, front aspect. UPVC double glazed, double opening doors to the Garden Room.

Garden Room 2.59 m x 2.39 m (8'6" x 7'10")

Double opening doors to the rear garden.

Kitchen 3.20 m x 2.64 m (10'6" x 8'8")

Comprising inset stainless steel single drainer, single sink unit with mixertap, brick surround and rolltop worksurface with cupboards & drawers below. Recess for cooker, extractor hood above. Recess for washing machine, plumbing in place. Wall mounted cupboards. Tiled floor. Inset ceiling spotlights. Built in understairs cupboard. UPVC double glazed windows, front & side aspects. Throughway to the Rear Lobby.

Rear Lobby

Tiled floor. Radiator. Inset ceiling spotlights. Frosted UPVC double glazed door to the Rear Garden. Door to the Downstairs WC. Throughway to the Utility Area.

Downstairs WC

Comprising low flush WC. Radiator. Tiled floor. Tiled walls. Frosted UPVC double glazed window, rear aspect.

Utility Area

Wall mounted wash basin. Wall mounted Worcester combi boiler. Radiator. Tiled floor. UPVC double glazed window, rear aspect.

Landing

Radiator. UPVC double glazed window, rear aspect. Doors to all Bedrooms & the Bathroom.

Bedroom One 3.30 m x 2.67 m (10'10" x 8'9")

Built in overstairs cupboard. Radiator. UPVC double glazed window, front aspect.

Bedroom Two 3.20 m x 2.44 m (10'6" x 8'0")

Radiator. Recessed cupboard/shelving area. UPVC double glazed window, front aspect.

Bedroom Three 2.64 m x 2.31 m (8'8" x 7'7")

Radiator. UPVC double glazed window, rear aspect.

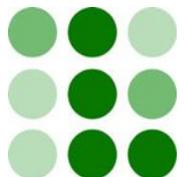
Bathroom

White suite comprising bath with mixer tap, wall mounted Hydro electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Vinyl flooring. Fully tiled walls. Frosted UPVC double glazed window, rear aspect.

Outside

To the rear there is a garden comprising a decked area, astro area, hardstanding area. Wooden door provides side access in to the Garage/Workshop - Power & lighting in situ. Block built storage shed. The garden is bounded by fencing, timber gate provides rear access, also a gate from the drive to the garden.

To the front there is a lawn area. Gravelled drive provides additional off road parking. Concrete shared drive down the middle of the properties leads to the Garage & further off road parking area.

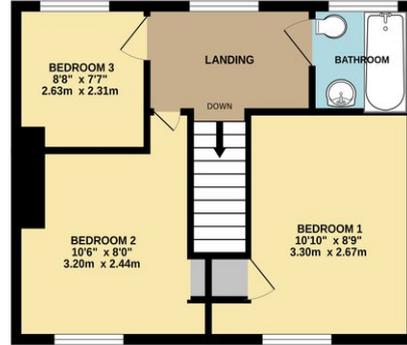


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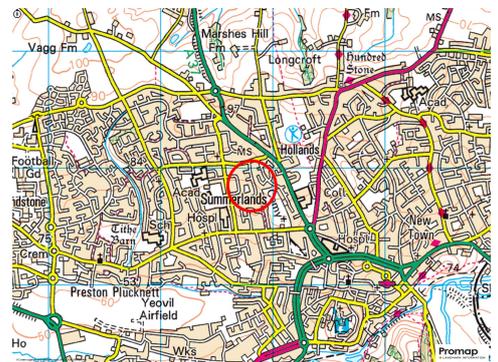
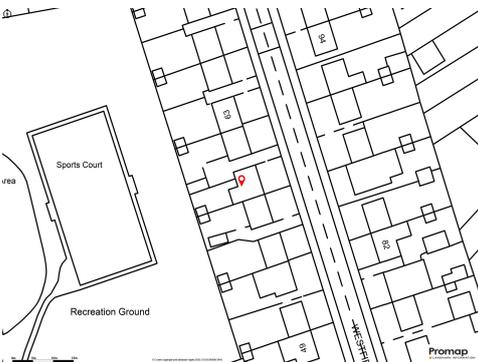
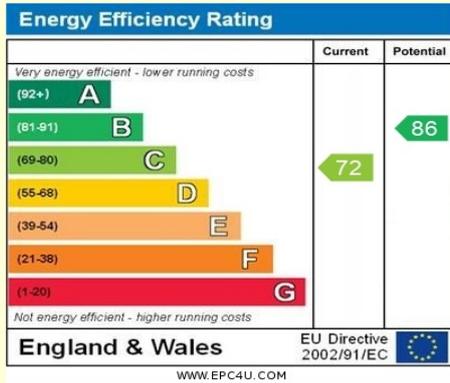
GROUND FLOOR



1ST FLOOR



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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Material Information

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* - Guide Price £210,000
- *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.gov.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* - 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, Worcester combi boiler located in the Utility Area which 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. Restricted Covenants include;- Not to use the premises other than as a single private dwellinghouse. No trade or business. Not to station or cause or permit or suffer the stationing on the premises of any caravan, tent or other mobile dwelling intended for human habitation. *More covenants in place refer to your solicitor.
- *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.
- *Flood Risk* - Current Flood Risk - According to the Environment Agency's website, the property is in an area at a LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as between 0.1% and 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 30/07/2025. 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.