





Westville, Yeovil, BA21 4JE

fox & sons

welcome to

Westville, Yeovil

A three bedroom family home, designed over three floors, situated within close proximity to the Town Centre & Hospital. The accommodation is well presented and boasts a wealth of space and natural light throughout. Externally offering a good size enclosed rear garden with outside brick built store.













Entrance
Double glazed door to the front, opening into:

Entrance Hall
Stairs rising to the first floor. Door opening into:

Lounge
15' 4" x 12' 5" (4.67m x 3.78m)
Double glazed window to the front, offering a wealth of natural light. Feature fireplace with log burner inset and tiled hearth. Open understairs storage space. Original wooden flooring. Radiator. Door opening into:

Kitchen/ Dining Room
14' 9" x 7' 5" (4.50m x 2.26m)
Two double glazed window to the rear, overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker. Space for fridge/freezer. Space for dining table and chairs. Radiator. Double glazed door to the rear, opening to the garden.

First Floor Landing
Stairs rising to the second floor.

Bedroom Two
Double glazed window to the front. Built in cupboard. A range of fitted wardrobes. Radiator.

Bedroom Three
Double glazed window to the rear, overlooking the garden. Space for free standing furniture. Radiator.

Bathroom
Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and shower attachment. Walk in shower cubicle. Wash hand basin inset to vanity unit with storage below. WC. Inset spotlights to the ceiling. Extractor hood. Chrome towel radiator.

Second Floor Landing
Opening into:

Bedroom One
13' 10" x 9' 7" (4.22m x 2.92m)
Sky light window with fitted blind. A wealth of eaves storage.

Outside Store
A brick built store, attached to the rear of the property. Ideal for storing garden equipment.

Rear Garden
A fully enclosed rear garden, laid mainly to lawn with a good size hardstanding area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine. The garden is bordered with an array of decorative plants, flowers and trees. To the foot of the garden is a garden shed and gated rear access.



Total floor area 79.5 m² (856 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/YEO109101

welcome to

Westville, Yeovil

- Terrace Family Home
- Three Double Bedrooms
- Spacious Accommodation
- Good Size Enclosed Rear Garden with Outside Store
- Close to Town Centre & Hospital

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£190,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO109101

The Property Ombudsman

Property Ref:
YEO109101 - 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

01935 412100

Yeovil@fox-and-sons.co.uk

14 Princes Street, YEOVIL, Somerset, BA20 1EW

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.