



Connells

Westbourne Grove
YEOVIL



Property Description

This well-presented three-bedroom home offers a practical layout ideal for a range of buyers. The ground floor comprises a welcoming entrance hall, a bright bay-fronted sitting room, separate dining room with garden access, and a well-equipped kitchen with adjacent cloakroom.

Upstairs, there are three comfortable bedrooms and a family bathroom, together with useful loft access and additional storage. Character features such as the bay windows and fireplace alcoves add charm throughout the home.

Outside, the property benefits from driveway parking for two vehicles and a delightful south-facing rear garden. Designed for both enjoyment and ease of maintenance, the garden features lawn, decking, raised beds, and a useful outbuilding offering excellent storage or workspace potential.

Entrance

Welcoming entrance hall accessed via a double glazed front door, with an attractive brick-built porch. Stairs rise to the first floor, with doors providing access to the principal ground floor accommodation.

Sitting Room

Bright and comfortable reception room featuring a double glazed bay window overlooking the front aspect, radiator, and an attractive fireplace creating a focal point to the room (currently closed off).

Dining Room

Well-proportioned dining room with double glazed sliding doors opening directly onto the rear garden, radiator, and a charming fireplace alcove adding character and appeal.

Kitchen

Spacious L-shaped kitchen enjoying natural light from double glazed windows to both the side and rear aspects. Fitted with a stainless steel sink and drainer, gas hob with cooker hood over, built-in oven, and a useful breakfast bar. Further benefits include space for a low-level fridge freezer, washing machine, tumble dryer, and slimline dishwasher, together with a radiator.

W/C

Convenient ground floor cloakroom fitted with a low-level WC, vanity wash hand basin, and a double glazed window to the side aspect.



Landing

Light and airy landing with a double glazed side window, airing cupboard housing the regularly serviced boiler, and loft ladder providing access to the partially boarded and insulated loft space.

Bedroom One

Generous principal bedroom featuring a double glazed bay window to the front aspect and radiator.

Bedroom Two

Good-sized double bedroom with a double glazed rear aspect window, built-in double wardrobe, and radiator.

Bedroom Three

Versatile third bedroom with a double glazed front aspect window and radiator, ideal as a bedroom, nursery, or home office.

Bathroom

Well-appointed family bathroom comprising a panelled bath with mixer tap and shower over, wash hand basin, low-level WC, heated towel rail, radiator, extractor fan, inset spotlights, and a double glazed window to the rear aspect.

Outside

Front

A driveway provides off-road parking for two vehicles. The front garden is complemented by established trees and shrubs, with gated side access leading to the rear garden.

Rear Garden

Attractive south-facing rear garden, ideal for outdoor entertaining and relaxation. Predominantly laid to lawn with an additional area of artificial grass, raised planting beds, decked seating area, wood store, and garden shed. The garden is enclosed by fencing and trellis, providing a good degree of privacy.

Outbuilding

Useful detached outbuilding with windows to the front, side, and rear aspects, offering excellent potential for storage, a workshop, hobby room, or home office, subject to requirements.

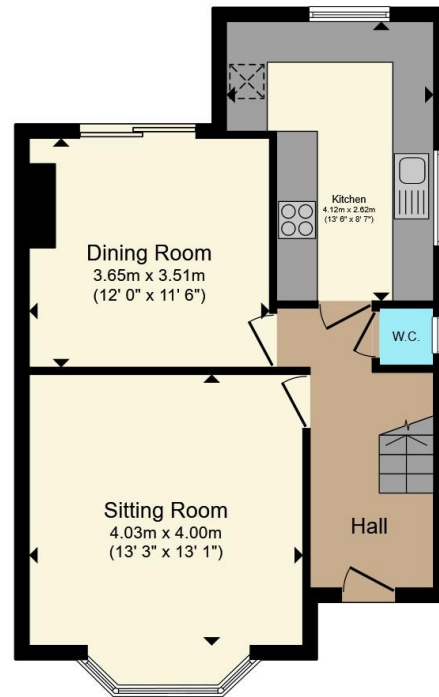
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

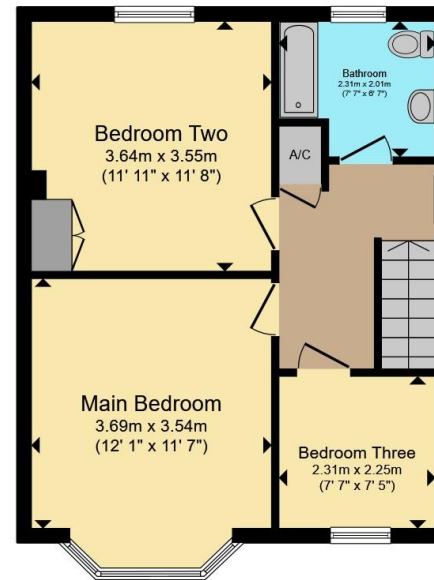








Ground Floor



First Floor

Total floor area 95.1 m² (1,023 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

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EPC Rating: D Council Tax
Band: D

Tenure: Freehold

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