



Westfield Grove, Yeovil, Somerset, BA21 3DW

Guide Price £220,000

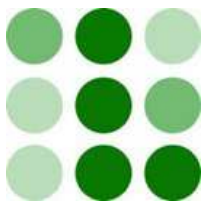
Freehold

Situated in a cul-de-sac this beautifully presented family home has been well cared for and much improved during its current ownership and very much offers a turn key ready to move into home. The property is well located for both primary and secondary schools, local shops, Mudford Rec and Yeovil College. The accommodation includes an entrance lobby, sitting room, conservatory, modern well equipped fitted kitchen with integrated appliances, ground floor shower room and WC. On the first floor there are two good size double bedrooms along with a single room whilst to the rear there is a good size garden. Driveway parking is available to the front.



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79 Westfield Grove, Yeovil, Somerset, BA21 3DW



- Beautifully Presented Family Home
- Three Bedrooms
- Double Glazed
- Modern Electric Heating
- Gas Boiler For Domestic Hot Water
- Conservatory
- Good Size Rear Garden
- Parking
- Ground Floor Bathroom

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:

Lobby

As you enter the property you are greeted with a lobby which has doors opening to both the sitting room and kitchen. Stairs provide access to the first floor landing and there is spot lighting.

Sitting Room 5.04 m x 3.20 m (16'6" x 10'6")

There is a feature chimney breast, a front facing double glazed window, a decorative light fitting and a Rointe electric wall mounted heater. A large opening leads to the conservatory.

Conservatory 3.24 m x 2.20 m (10'8" x 7'3")

Currently being used as a dining room the generous conservatory has double glazed windows overlooking the rear garden and patio doors providing access. A great space for everyday dining and entertaining. There is a decorative light fitting.

Kitchen 3.16 m x 2.57 m (10'4" x 8'5")

Well equipped and fitted with a good selection of high gloss wall, base and drawer units with work surfaces above. There is a modern one and a half bowl sink with mixer tap which is positioned under the front facing double glazed window and a built in oven, inset hob and an extractor hood. Further integrated appliances include a washing machine, dishwasher, microwave oven and fridge/freezer. There are recessed spot lights, a tall contemporary wall mounted electric heater and a useful understairs storage cupboard. An opening leads to the rear lobby.

Rear Lobby

A double glazed door opens to the garden with further doors opening to both the shower room and WC. There is a recessed spot light and a cupboard which neatly hides the electrical consumer unit.

Shower Room

The shower room is fitted with a low threshold walk in shower with screen to side, rainfall style shower and hand held attachment beside which sits a vanity wash basin with mixer tap. There is an obscured rear facing double glazed window, a heated towel rail, recessed spot lighting and an extractor fan.

WC

Fitted with a low level WC behind which there is tiling. There is a small rear facing double glazed window and a recessed spot light.

Landing

Doors open to all three bedrooms. There is access to the loft, spot lighting and a wall mounted electric heater.

Bedroom One 5.07 m x 2.64 m (16'8" x 8'8")

A generous twin aspect double room with double glazed windows overlooking both the front of the property and the rear garden. There is an over-stairs storage cupboard, a wall mounted electric heater and track spot lighting.

Bedroom Two 3.13 m x 2.37 m (10'3" x 7'9")

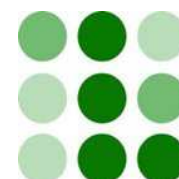
A further good size double bedroom with a built in storage cupboard. There is a front facing double glazed window, a wall mounted electric heater and spot lighting.

Bedroom Three 2.59 m x 2.28 m (8'6" x 7'6")

A sensible size single room with a rear facing double glazed window and spot lighting.

Outside

To the front of the property there is ample driveway parking which is laid to shingle with an area of grass to one side whilst to the rear there is a fully enclosed garden which offers a good size patio perfect for al-fresco dining or entertaining which leads to good size area of lawn beyond which there are mature trees. There is a brick built shed and a path which take you through the neighbouring property for which you have access.

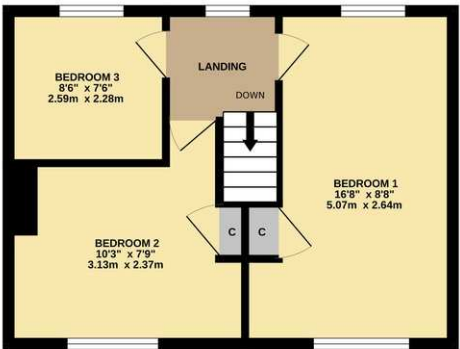


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GROUND FLOOR



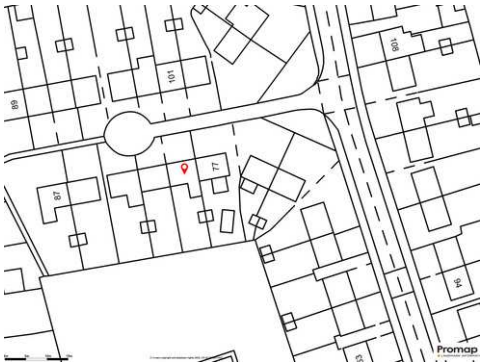
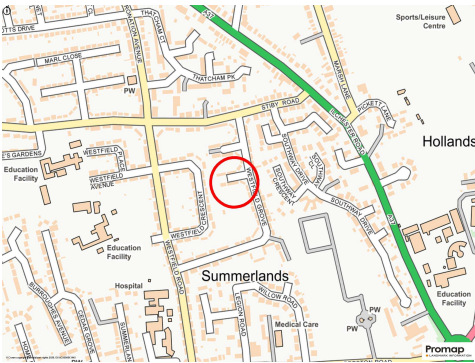
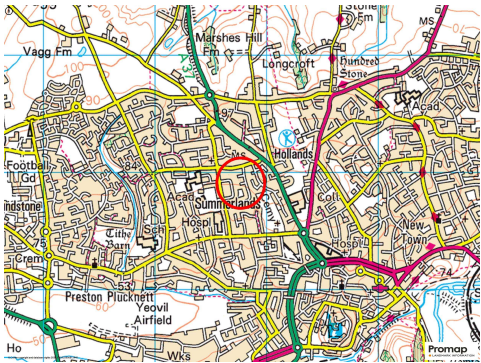
1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 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.

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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 £220,000
- 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 - 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 - Terraced 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 - Electric- Mostly Rointe wall mounted heaters.
- 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 - Driveway Parking

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 - A right of way on foot only at all times over the footpath situate on the adjoining land of the council shown coloured green on the said plan subject to the payment of one-half of the expense of maintaining and keeping such footpath in repair. Likewise over the footpath shown coloured blue on the plan subject to the payment of one third of expense of maintaining and keeping such footpath in repair. Again over footpath on plan coloured yellow and subject to the payment of one half of expense of maintaining and keeping such footpath in repair. Not to use the property other than as a single private dwellinghouse.

We'd recommend you review the Title/deeds of the property with your solicitor.

- More covenants in place refer to your solicitor.

Material Information that may or may not apply

Not to carry on any trade or business. Not to station a caravan, tent or other mobile dwelling intended for human habitation. Not to keep on the premises any act or thing which may be or become a nuisance to neighbours.

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 considered to be at very low risk of river, sea and surface water flooding. 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) - E

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 18/05/2026. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys 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.