



Westfield Grove, Yeovil, Somerset, BA21 3DJ

Guide Price £230,000

Freehold

A well proportioned three bedroom, two reception room semi-detached family home set in a convenient location, close to local amenities. The home benefits from gas central heating, UPVC double glazing, cloakroom, versatile garden room & study, enclosed rear garden, larger than average garage and off road parking. Also the added benefit of No Onward Chain.

 **LACEYS
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17 Westfield Grove, Yeovil, Somerset, BA21 3DJ



- A Well Proportioned Three Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Convenient Location, Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Cloakroom
- Versatile Garden Room
- Enclosed Rear Garden
- Larger Than Average Garden
- Off Road Parking

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

UPVC frosted double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Laminate flooring. Stairs up to the First Floor Landing. Doors to the Cloakroom & Lounge.

Cloakroom 2.57m (8'5") x 1.92m (6'4")

Comprising Low flush WC. Wall mounted basin. Understairs recess. Laminate flooring. Frosted UPVC double glazed window, side aspect.

Lounge 4.62m (15'2") x 3.37m (11'1")

Built in fireplace with tiled hearth, revealed brick chimney, Woodburner in situ. Radiator. Laminate flooring. Internal window, rear aspect. Throughway to the Dining Area. Door to the Kitchen.

Dining Room 3.17m (10'5") x 3.04m (10')

Radiator. Laminate flooring. UPVC double glazed window, front aspect.

Kitchen 3.23m (10'7") x 2.58m (8'6")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Recess for cooker. Extractor above. Recesses for dishwasher & washing machine, plumbing in place for both. Space for an upright fridge/freezer. Wall mounted cupboards. Wall mounted Worcester combi boiler. Vinyl flooring. Two UPVC double glazed windows, both side aspects. Door to the Utility Area.

Sun Room 2.83m (9'3") x 1.68m (5'6")

Frosted UPVC double glazed door to outside. UPVC double glazed sliding patio door to outside. Door to the Garden Room.

Garden Room 3.00m (9'10") x 1.68m (5'6")

Laminate flooring. Radiator. UPVC double glazed window, rear aspect.

Landing

Built in storage cupboard. Revealed floorboards. UPVC double glazed window, front aspect. Doors to Bedrooms One & Two and the Shower Room. Stairs up to the Second Floor Landing.

Bedroom One 3.96m (13') x 3.71m (12'2")

Radiator. Laminate flooring. UPVC double glazed window, front aspect.

Bedroom Two 3.35m (11') x 2.79m (9'2")

Radiator. Laminate flooring. Throughway to Dressing Area 1.75m (5'9") x 1.50m (4'11"). UPVC double glazed windows, rear aspects.

Shower Room 2.68m (8'10") x 2.12m (6'11")

White suite comprising walk in shower cubicle with a wall mounted shower in place, tiled surround. Modern wall mounted wash basin. Low flush WC. Radiator. Heated towel rail. Vinyl flooring. Extractor fan. Frosted UPVC double glazed window, rear aspect.

Second Floor Landing

Velux window, rear aspect. Door to Bedroom Three,

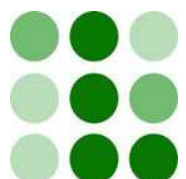
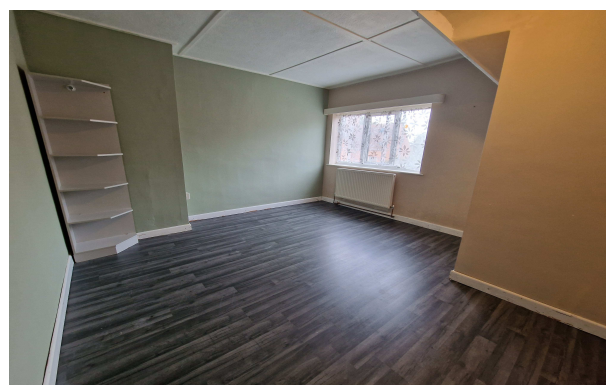
Bedroom Three 4.92m (16'2") x 2.49m (8'2")

Radiator. TV point. Laminate flooring, Eaves storage space. Two velux windows, both rear aspects.

Outside

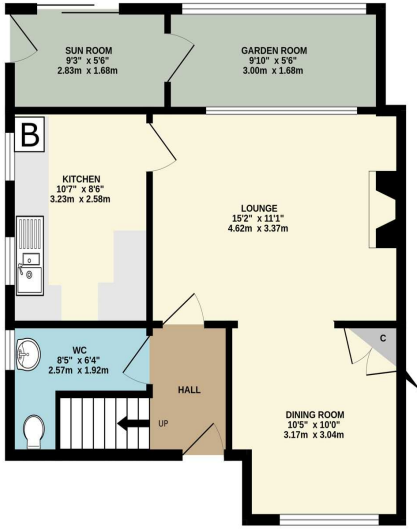
To the rear there is an enclosed garden that comprises of a lawn area, hard standing area. Door provides side access to the Garage, The garden is bounded by fencing, timber gates provide side access from the driveway.

To the front there is hard standing that provides off road parking, raised front planted area. Front area is bounded by walling.

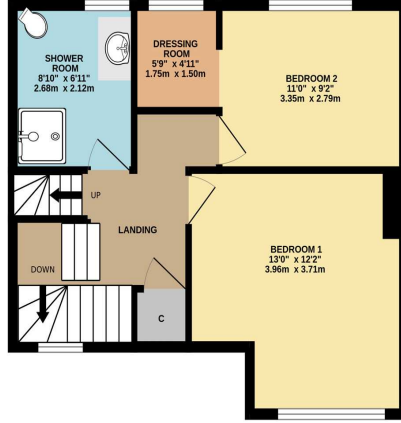


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GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR
186 sq.ft. (17.3 sq.m.) approx.

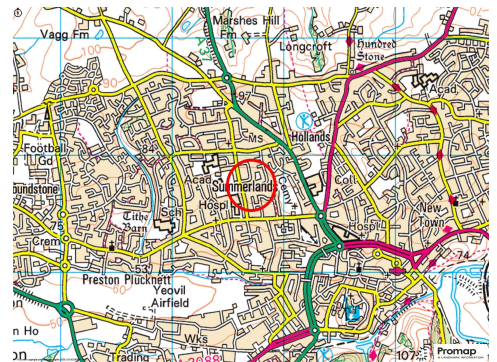
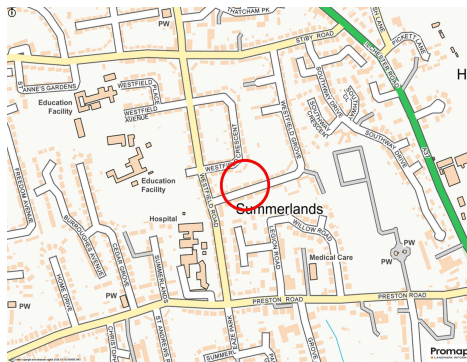


TOTAL FLOOR AREA: 1192 sq.ft. (110.7 sq.m.) approx.

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		
69-80	C		76 C
55-68	D	67 D	
39-54	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.

Photographs/Floor Plans

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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 £230,000
- *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 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 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 Kitchen that also heats the hot water. Woodburner in situ in the Lounge.
- *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;- Property to be used as a private dwellinghouse only. No trade or business. *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 VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). 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) - D

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 01/05/2026. 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.