



Westfield Grove, Yeovil, Somerset, BA21 3DW

£145,000

This three bedroom terraced house is situated in a popular residential location and is offered for sale with no forward chain. The accommodation includes an entrance lobby, sitting room, fitted kitchen and a ground floor bathroom whilst on the first floor there are two double bedrooms and a single room. The property benefits from a large rear garden with a brick built shed and open storage.

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91 Westfield Grove, Yeovil, Somerset, BA21 3DW



- Terraced House
- Three Bedrooms
- Popular Residential Location
- No Forward Chain
- Ground Floor Bathroom
- Fitted Kitchen
- Large Rear Garden
- Gas Central Heating
- Double Glazed

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

Upon entering the property you are greeted with an entrance lobby which has a door opening to the sitting room and stairs which provide access to the first floor landing. There is a radiator and a ceiling light point.

Sitting Room 4.70 m x 3.73 m (15'5" x 12'3")

A large double glazed window overlooks the front of the property. There is a feature chimney breast, two sets of decorative light fittings and a radiator.

Kitchen 4.00 m x 2.28 m (13'1" x 7'6")

Fitted with a selection of wall and base units with work surfaces above. There is a free-standing electric cooker which will remain, space for further under counter appliances, an understairs storage cupboard, an extractor fan and an inset sink with mixer tap which is situated under the rear facing double glazed window. There is track spot lighting, a radiator and doors which open to the garden and the bathroom.

Bathroom

Fitted with a panel enclosed bath with mixer tap and shower attachment, a low level WC and a pedestal wash basin. There is an extractor fan, a radiator, an enclosed ceiling lamp and a rear facing double glazed window.

First Floor Landing

Doors open to all three bedrooms. There is a ceiling light point and a hatch to the loft.

Bedroom One 5.68 m x 2.86 m (18'8" x 9'5")

A generous double room with two front facing double glazed windows, two ceiling light points and a radiator.

Bedroom Two 3.20 m x 2.78 m (10'6" x 9'1")

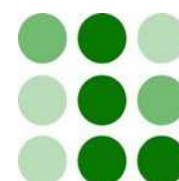
A small double room with two fitted cupboards one of which houses the gas fired combination central heating boiler. There is a rear facing double glazed window, a radiator and a ceiling light point.

Bedroom Three 2.77 m x 2.28 m (9'1" x 7'6")

A single room with a rear facing double glazed window, a radiator and a ceiling light point.

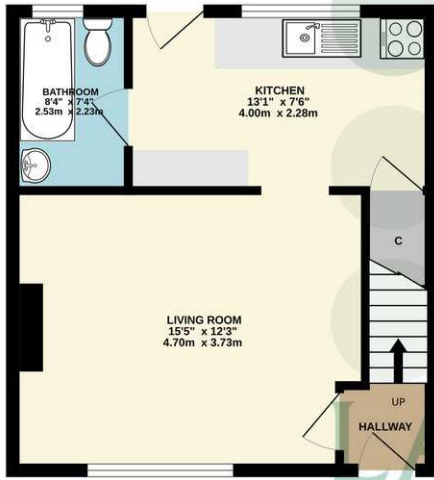
Outside

To the front there is pedestrian access which leads to a shared path with the neighbouring property with an area of lawn to one side and wooden fencing whilst to the rear the long garden is mainly laid to lawn and shingle with a brick built shed and a further substantial brick built partially open storage area. There is a gate which leads through the garden of next door providing rear access.

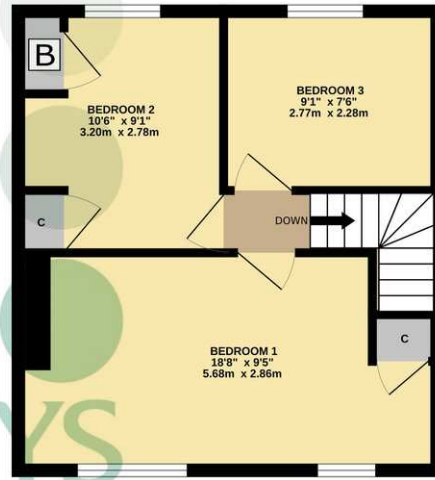


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GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



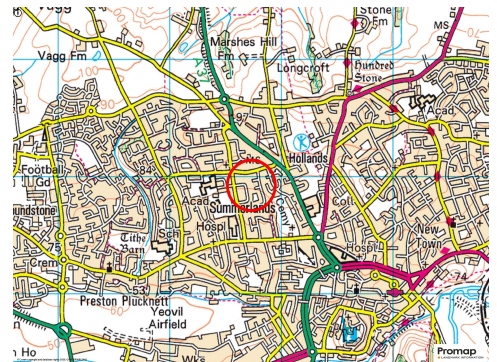
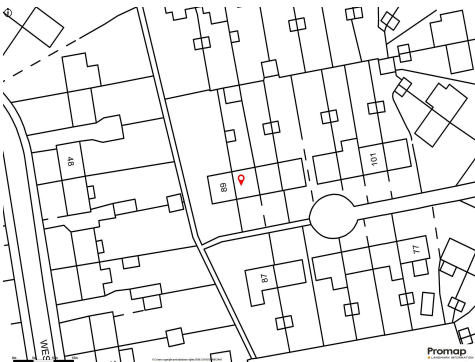
1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 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		88 B
69-80	C	73 C	
55-68	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 applicable in all circumstances

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 £145,000
- 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 - Gas Central Heating- combination boiler- cupboard- Bedroom Two.
- 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 - There is no parking with this property however there is un-restricted on road parking before the turning into the cul-de-sac. Due to the position of the property there is no opportunity to install 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 purchasers engage the services of a Chartered Surveyor to confirm.
- Restrictions - Not to use the property other than as a private dwellinghouse. Not to carry out any trade or business upon the property. Not to station any tent or other movable dwelling used or intended or adapted for use for human habitation or any caravan. Jointly with the owners of 89 and 93 Westfield Grove maintain in good order and repair the footpaths coloured brown and blue on the plan.

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

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. We understand that the footpath to the front is shared with 93 Westfield Grove and the access from the rear garden over 89 is also shared.
- Current Flood Risk - According to the Environment Agency's Website the property is at Very Low Risk of River, Sea & 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) - 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 23/04/2025. 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.