

Westbourne Grove, Yeovil, Somerset, BA20 2DQ

Guide Price £250,000

Freehold

A well proportioned two bedroom, three reception room chalet style detached bungalow set in this popular residential area, the bungalow does require updating but offers good potential for the right buyer(s). The bungalow benefits from gas central heating, double glazing, enclosed rear garden, garage and off road parking

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The Property Ombudsman



106 Westbourne Grove, Yeovil, Somerset,
BA20 2DQ







- A Well Proportioned Two Bedroom Detached Chalet Style Bungalow
- Three Reception Rooms
- Popular Residential Location
- Updating Required
- Gas Central Heating
- Double Glazed
- Enclosed Rear Garden
- Garage & Off Road Parking
- No Onward Chain

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
Frosted glazed front door to the Entrance Hall.

Entrance Hall
Radiator. Built airing cupboard that houses the hot water tank. Phone point. Coved ceiling. Picture rail. Doors to the Dining Room, Kitchen, Ground Floor Bedroom & Ground Floor Shower Room.

Lounge 3.81 m x 3.48 m (12'6" x 11'5")
Built in fireplace with stone hearth & surround, wooden mantle in place. Radiator. Picture rail. Raised skirting. UPVC double glazed window, front aspect. Sliding patio doors to the Dining Room.

Dining Room 4.01 m x 3.51 m (13'2" x 11'6")
Built in gas fire. Stairs up to the First Floor Bedroom. Archway through to the Garden Room.

Garden Room 3.42 m x 3.35 m (11'3" x 11'0")
Radiator. Coved ceiling. Internal window. UPVC double glazed, double opening doors to the Rear Garden.

Kitchen 4.14 m x 2.49 m (13'7" x 8'2")
Comprising inset stainless steel single drainer, single sink unit with tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Recess for undercounter fridge/freezer. Wall mounted cupboards. Wall mounted boiler. Radiator. Vinyl flooring. Two UPVC double glazed windows, side & rear aspects. Frosted glazed door to the Utility Area.

Utility Area 3.53 m x 1.80 m (11'7" x 5'11")
Glazed windows, rear aspects. Glazed door to the Rear Garden.

Ground Floor Bedroom 3.89 m x 3.48 m (12'9" x 11'5")
Built in cupboards. Radiator. Picture rail. UPVC double glazed window, front aspect.

Ground Floor Shower Room 2.13 m x 1.74 m (7'0" x 5'9")
Comprising triple width walk in shower with a wall mounted Mobility electric shower in situ, panelled surround. Pedestal wash basin. Low flush WC. Radiator. Frosted UPVC double glazed window, rear aspect.

First Floor Bedroom 4.78 m x 4.29 m (15'8" x 14'1")
Built in double fronted wardrobe. Four built in eaves storage cupboards. UPVC double glazed windows, rear aspect. Velux window, front aspect.

Outside
To the rear of the property there is a garden area that comprises of a paved patio area, lawn section with a selection of mature plants & shrubs in situ. Garden pond. Potting shed. The garden is bounded by fencing & walling. Opens to the driveway & detached garage.

To the front there is a lawn area with various shrubs in situ. Path leads to the front door, canopy over. Front garden is bounded by walling & fencing. Concrete drive provides off road parking for multiple vehicles & access to the Detached Garage - Up & over door.





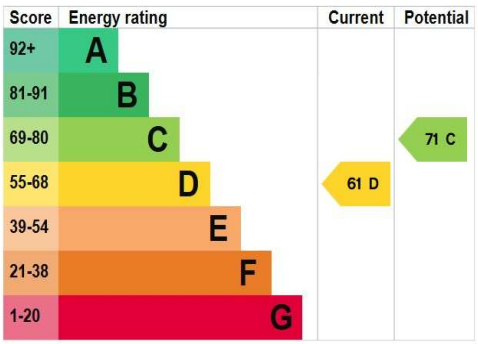




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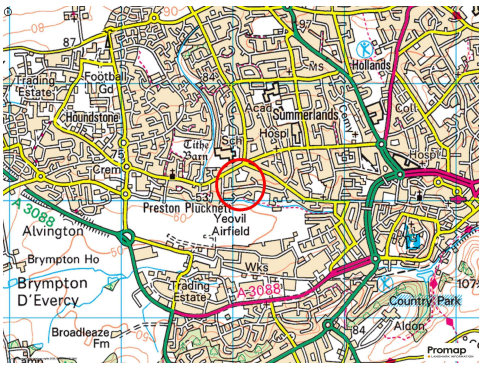












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Material Information

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - D
- *Asking Price* - Guide Price £250,000
- *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.gove.uk/calculate-stamp-duty-land-tax
- *Other fees/Disbursements payable* - Conveyancer's will change 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* - 2 Bedroom Detached Bungalow
- *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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, boiler located in the Kitchen, hot water tank located in the airing cupboard in the Entrance Hall that heats the hot water.
- *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.
- *Rights and Easement*s - 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 19/10/2026. 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.