

Westfield Crescent, Yeovil, Somerset, BA21 3DF

Guide Price £225,000

Freehold

A well proportioned three bedroom, two reception room semi-detached family home set in this convenient location, close to local amenities. The home benefits from gas central heating, UPVC Double glazing, nice sized enclosed rear garden and off road parking to both front & rear aspects. No Onward Chain.

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The Property Ombudsman



36 Westfield Crescent, Yeovil, Somerset, BA21 3DF







- A Well Proportioned Three Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Convenient Location, Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Nice Sized Enclosed Rear Garden
- Off Road Parking To Both Front & Rear Aspects
- 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 UPVC double glazed front door to the Entrance Lobby.

Entrance Lobby
Stairs up to the Landing. Doors to the Lounge & Dining Room.

Lounge 5.25 m x 3.38 m (17'3" x 11'1")
Built in fireplace. Radiator. TV point. Phone point. Coved ceiling. UPVC double glazed window, front aspect. UPVC double glazed double opening doors to the Rear Garden. Door to the Kitchen.



Dining Room 3.48 m x 2.87 m (11'5" x 9'5")
Radiator. UPVC double glazed window, front aspect.

Kitchen 4.44 m x 2.26 m (14'7" x 7'5")
Comprising inset single drainer, one and a half bowl sink unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Built in oven & hob with an extractor hood above. Recesses for washing machine & dishwasher, plumbing in place for both. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted combi boiler. Trail of spotlights. Built in understairs cupboard. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the Rear Garden.

Landing
Radiator. Hatch to loft space. UPVC double glazed window, rear aspect. Doors to all Bedrooms & the Bathroom.



Bedroom One 3.76 m x 3.45 m (12'4" x 11'4")
Radiator. Built in recess/storage space. UPVC double glazed window, front aspect.

Bedroom Two 3.51 m x 2.57 m (11'6" x 8'5")
Radiator. UPVC double glazed window, front aspect.

Bedroom Three 2.57 m x 2.49 m (8'5" x 8'2")
Radiator. UPVC double glazed window, rear aspect.

Bathroom 2.41 m x 1.35 m (7'11" x 4'5")
White suite comprising bath with a wall mounted shower above, tiled surround. Vanity sink unit. Low flush WC. Radiator. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

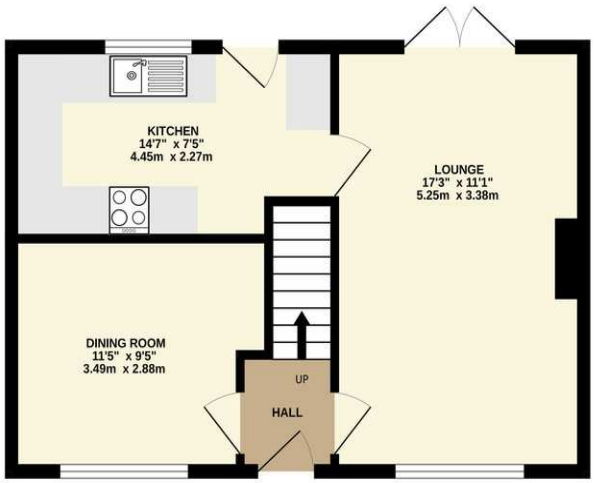


Outside
To the rear of the home there is a good-sized enclosed rear garden that comprises of a nice sized paved patio area (can provide extra off road parking if required), lawn area. The garden is bounded by fencing with double opening five bar wooden gates providing access from the side shared drive.

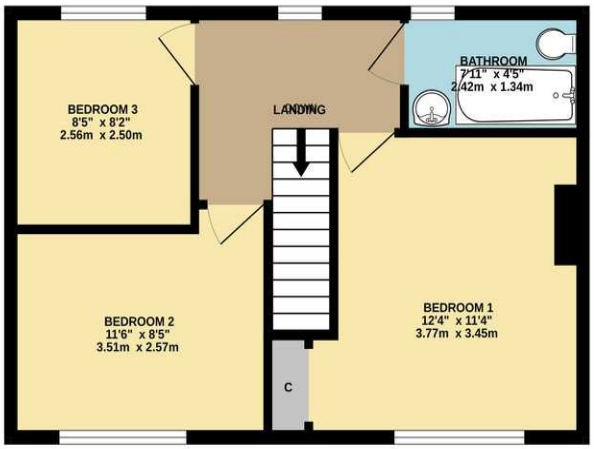
To the front there is off road parking. EV charging point. Entrance canopy above front door. The front garden is bounded by hedging.

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GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



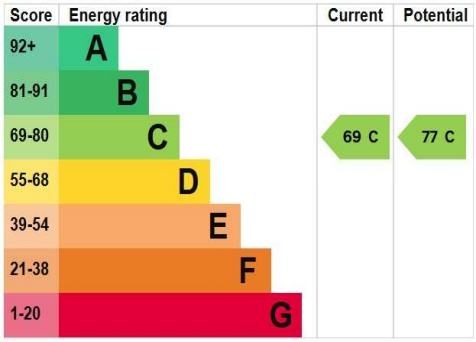
1ST FLOOR
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.

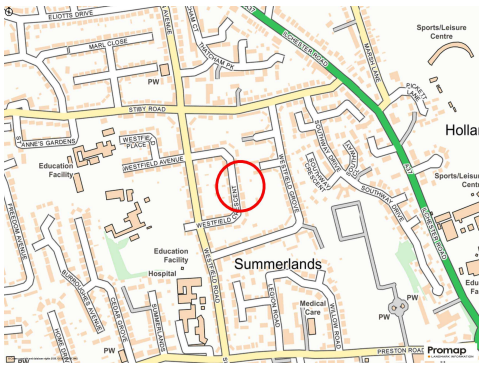
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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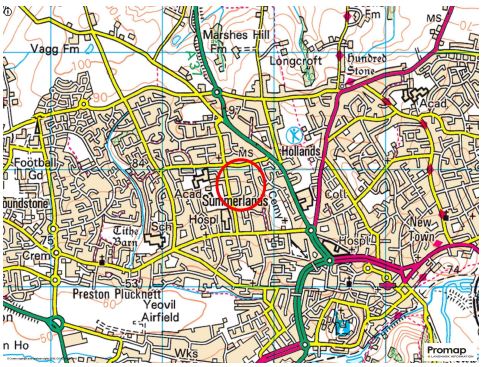












Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Laceys 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 Laceys 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

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 £225,000
- *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* - 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, Combi boiler located in the Kitchen that also heats the hot water (the boiler is currently leased and as from March 27 has 12 months left to pay, options are to take over the lease or the current vendors can pay it off prior to completion).
- *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* - 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;- Not to use the property other than as a single private dwellinghouse. No trade or business at the Property. Not to station, cause or permit to be stationed on the Property any caravan, tent or other mobile dwelling intended for human habitation. *More covenants in place refer to 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) - C

Other Disclosures

The vendors have made us aware there is Bamboo in the garden which is being dealt with.

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 14/11/2026. 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.