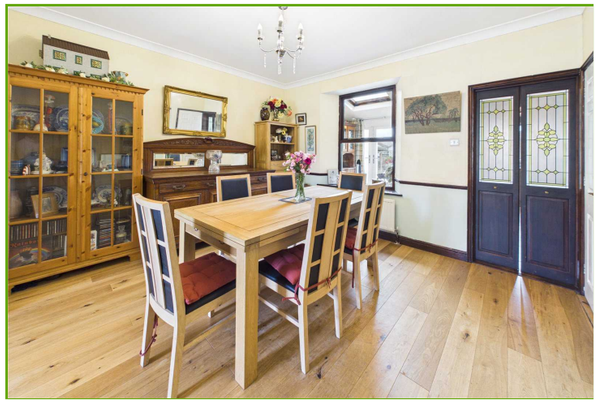


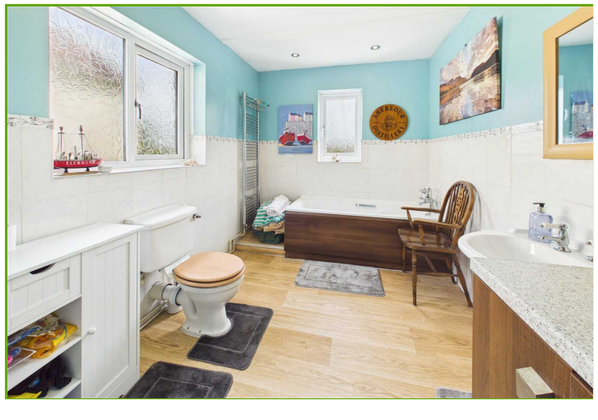














17 Westfield Terrace, Westfield,
Radstock, Somerset, BA3 3UT

**Asking Price: £285,000**

**Tenure: Freehold**

YOUR MOVE
Bailey & Bryant

your-move.co.uk



The Property Ombudsman

# 17 Westfield Terrace, Westfield, Radstock, Somerset, BA3 3UT

**Asking Price: £285,000 Tenure: Freehold**

Council Tax Band: B
EPC Rating: D
Local Authority: Bath & North East Somerset Council

Other important information which you will need to know about this property can be found at your-move.co.uk

*SPACIOUS TERRACED COTTAGE
*THREE BEDROOMS & UPSTAIRS BATHROOM
*LARGE REAR GARDEN
*GARAGE AND DRIVE
*GAS CENTRAL HEATING SYSTEM
*PVCu DOUBLE GLAZING
*VIEWING HIGHLY RECOMMENDED

## Description

This surprisingly spacious stone built cottage is located in the popular Westfield area of Radstock and has been the happy home of the current owners for over twenty years. The generously proportioned accommodation comprises on the ground floor an entrance hall, sitting room with an archway leading to the dining room with double doors to the fitted kitchen/breakfast room with French doors leading to the rear garden. On the first floor there are three bedrooms with the main bedroom having built in wardrobes, and a large family bathroom, complete with a separate shower cubicle. Other features include a gas fired central heating system and PVCu double glazing. Outside there is a large rear garden and a driveway providing off street parking for up to two cars and leading to a considerably larger than average detached garage. This is a great home in a popular area and an early internal viewing is highly recommended.

## Directions

From the double mini roundabouts in Radstock, proceed along the Wells Road past the police station on the left hand side and continue past the parade of shops further along the left hand side. The property will be found further along on the left, just before the turning for Waterside Road.

## Entrance Hall

Double glazed composite door to the entrance hall, single radiator, stairs to first floor landing.

## Sitting Room

PVCu double glazed window to front, double radiator, coved ceiling, wooden flooring, arch to the dining room.

## Dining Room

Window to rear, single radiator, wooden flooring, understairs cupboard.

## Kitchen/Breakfast Room

PVCu double glazed window and French doors to rear, Velux window to rear, matching base and wall units by Creative Kitchens, rolled edge work surfaces, electric double oven, gas hob, stainless steel extractor hood, integrated dish washer, plumbed for washing machine, integrated freezer, coved ceiling, tiled floor, double radiator.

## Landing

Loft access, airing cupboard housing linen shelves, two further built in cupboards, one housing a gas combi boiler supplying central heating and hot water, single radiator.

## Bedroom One

PVCu double glazed window to rear, double radiator, two built in wardrobes, coved ceiling.

## Bedroom Two

PVCu double glazed window to front, double radiator, coved ceiling.

## Bedroom Three

PVCu double glazed window to front, double radiator, coved ceiling, built in cupboard.

## Bath/Shower Room

PVCu double glazed windows to rear and side, panelled bath with mixer tap shower, pedestal wash hand basin, low level WC, shower cubicle, tiled splashbacks, towel rail radiator.

## Front Garden

Enclosed by boundary walls, mainly laid to chippings, shrubbery borders.

## Rear Garden

Accessed across a shared right of way, enclosed by boundary wall and fencing, mainly laid to lawn, brick paved patio area, flower and shrubbery beds, raised fishpond under a pergola.

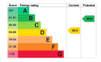
## Drive

Brick paved drive allowing off street parking for one to two cars and leading to the garage.

## Garage

Detached garage with an up and over door, power and lighting, window to rear, attic storage, service door to the front.



For full EPC please contact the branch.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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