

Rolfe East



Rex Road, Higher Odcombe, BA22 8XP

Offers In Excess Of £299,950

- SUBSTANTIAL DETACHED MODERN HOUSE WITH THREE DOUBLE BEDROOMS.
- ENCLOSED PRIVATE REAR GARDEN.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT DRIVE TO YEOMIL TOWN CENTRE AND RAILWAY STATION TO LONDON.
- SPACIOUS LIGHT ACCOMMODATION EXTENDS TO 1166 SQUARE FEET.
- DRIVEWAY PARKING FOR 3-5 CARS AT THE FRONT.
- SCOPE TO EXTEND / RECONFIGURE TO ADD 4th BEDROOM (subject to planning permission).
- COUNTRYSIDE VIEWS AT THE REAR.
- POPULAR RESIDENTIAL ADDRESS - NO THROUGH ROAD NEAR TO COUNTRY PARK.
- GREAT RURAL WALKS FROM NEARBY THE FRONT DOOR.

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15a Rex Road, Higher Odcombe BA22 8XP

15a Rex Road is a substantial (1166 square feet), detached house situated in a very popular no-through road on the outskirts of Ham Hill Country Park. This rare home has private driveway parking at the front of the property for 3-5 cars, a generous garden at the rear and extensive countryside views. The light and airy accommodation boasts an east-to-west aspect and comprises entrance reception hall, sitting / dining room, modern kitchen, conservatory and cloakroom / WC. On the first floor there is a landing area, three generous double bedrooms and a family bathroom. The main bedroom enjoys a delightful outlook at the rear and a range of built in wardrobes. There is gas fired central radiator central heating and uPVC double glazing. This home offers scope for extension and reconfiguration of the existing accommodation, subject to the necessary planning permission. The rear garden is both private and enclosed with side access. There are superb dog walks from nearby the front door of the house - ideal as you do not have to put the dogs or the kids in the car! The property is situated in Higher Odcombe, close to the heart of the village of Odcombe, which offers the popular Masons Arms Public House and a Church. Bridal Ways for walking/riding are also located a short distance at nearby Ham Hill Country Park. The centre of Yeovil is approximately 4 miles away with a wide range of shopping and leisure facilities. Transport links are good with the A303 trunk road circa 3.5 miles distant and train stations within Yeovil offering regular rail services to London (Waterloo), Exeter and Bristol. This superb home must be viewed internally to be fully appreciated.



Council Tax Band: D



Pathway to storm porch, outside light, uPVC double glazed front door and side light leads to

ENTRANCE RECEPTION HALL: 14'11 maximum x 6'5 maximum. A useful greeting area providing a heart to the home, radiator, telephone point. Staircase rises from the entrance hall to the first-floor landing. Door leads to understairs storage cupboard space. Panel door leads to utility cupboard providing space and point for tumble dryer, worksurface with storage under. Panel doors lead off the entrance reception hall to the main ground floor rooms.

LOUNGE / DINING ROOM: 26'2 maximum x 10'5 maximum. A beautifully proportioned main reception room enjoying a light dual aspect with uPVC double glazed window to the front boasting a sunny south westerly aspect and uPVC double glazed double French doors opening to the conservatory, feature fireplace recess with cast iron log burning stove, paved hearth, oak effect flooring, moulded skirting boards and architraves, TV point, telephone point, two radiators, double glazed double French doors open from the sitting room to the conservatory providing a full through-measurement of 36'10 maximum.

CONSERVATORY: 14'2 maximum x 9'11 maximum. uPVC double glazed construction with large, double-glazed windows overlooking the garden, views to countryside beyond, radiator, light and power connected, uPVC double glazed door to rear garden.

KITCHEN: 12'5 maximum x 8'9 maximum. A range of modern kitchen units comprising stone effect laminated worksurface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, inset electric hob with stainless steel electric oven under, a range of drawers and cupboards under,

space and plumbing for washing machine, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, radiator, uPVC double glazed window overlooks the rear garden enjoying countryside views, uPVC double glazed door to the conservatory.

CLOAKROOM / GROUND FLOOR WC: 6'8 maximum x 2'11 maximum. Low level WC, wash basin on tiled worksurface, radiator, uPVC double glazed window to the front.

Staircase rises from the entrance reception hall to the first-floor landing, uPVC double glazed window to the side, ceiling hatch to loft area. Panel door to airing cupboard housing Mega-Flow pressurised hot water cylinder and immersion heater, slatted shelving, wall mounted mains gas fired Worcester Bosch boiler. Panel doors lead off the landing to the first-floor rooms.

BEDROOM ONE: 17'9 maximum x 8'8 maximum. A generous double bedroom, two uPVC double glazed windows to the rear enjoying views across the rear garden to countryside beyond, radiator, panel doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 13' maximum x 9'9 maximum. A second generous double bedroom, uPVC double glazed window to the front, radiator.

BEDROOM THREE: 13'3 maximum x 9'4 maximum. A third generous double bedroom, uPVC double glazed window to the front, radiator.

FAMILY BATHROOM: 6'10 maximum x 6'6 maximum. A modern white suite comprising low level WC, wall mounted wash basin, mixer tap over, p-shaped panel bath with glazed shower screen

over, wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, uPVC double glazed window to the side.

OUTSIDE:

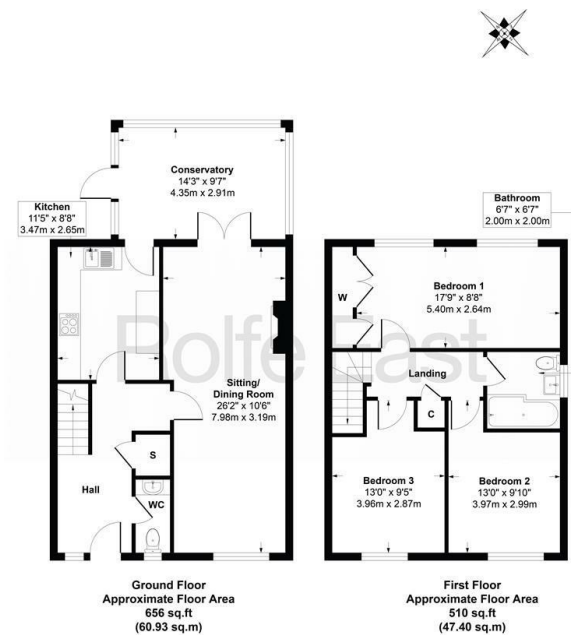
At the front of the property a dropped curb gives vehicular access to an off-road driveway parking area providing off road parking for four to five cars. This area and front garden give a depth of 35' from the pavement. Pathway leads to storm porch with outside light, outside tap and outside power point, side area laid to stone chippings, timber log store and garden store.

The MAIN GARDEN is situated at the rear of the property and enjoys an easterly aspect. It measures approximately 51' in length x 22'2 maximum in width. It is laid mainly to lawn and enclosed by timber panel fencing, raised timber decked area, outside tap, rainwater harvesting butt, a variety of borders laid to stone chippings, timber garden shed. Gate leads to pathway at the side, area to store recycling containers and wheelie bins.





Rex Road, Higher Odcombe, Somerset, BA22



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC