

Towers Wills

Town & Country

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Cottonwood Heights, Ham Hill Road, Higher
Odcombe, Yeovil, Somerset BA22 8XE

£375,000

Towers Wills welcome to the market this beautifully modernised, three bedroom detached bungalow, situated in an elevated position within this desirable village. Internal inspection is strongly advised to fully appreciate this beautiful home and briefly comprises; reception hallway, living room, kitchen/diner, utility room, three bedrooms, shower room, cloak w.c, driveway, garage, summerhouse and enclosed rear garden.

Reception Hallway

A new composite door and window to the front, double cloakroom cupboard for shoes and coats, hardwood flooring, radiator and loft access.

Living Room

A spacious family living area with double glazed window to the front, gas fireplace with stone surround and radiator.

Kitchen/Diner

A perfect area for entertaining with family and friends; a recently re-fitted kitchen comprising of a range of wall, base and drawer units, granite work surfacing with under mounted sink/drainер, integrated wine chiller, integrated dishwasher, space for Range cooker with cookerhood over, integrated fridge, integrated freezer, larder cupboard, utility cupboard and being open plan to the dining area.

Dining Area

With ample room for table ad chairs, radiator and window to the rear.

Utility Room

With space for tumble dryer, plumbing for washing machine, space for additional under counter fridge/freezer, work surfacing and door to the rear garden.

Bedroom One

With built-in double wardrobe, radiator and window to the rear.

Bedroom Two

With built-in double wardrobe, radiator and window to the front.

Bedroom Three

With double built-in wardrobe, radiator and window to the front.

Shower Room

A modern suite comprising of double shower cubicle with rainfall and mixer shower attachments, wash hand basin, w.c, vanity unit, window to the rear, heated towel rail, extractor fan and tiling.

Cloak W.C

Comprising wash hand basin, w.c and tiling.

Outside

To the front of the property is a driveway providing off road parking, area of front garden and there is an electric charging point for EV's.

Garage

With 'up and over' door and light.

Rear Garden

To the rear of the property the garden has been majority laid to lawn, patio area, garden path, timber decked area for seating and in turn leads to the timber summerhouse. The garden is enclosed with gated side access with

Key Features

- Desirable Village Location
- Renovated Throughout
- Detached Bungalow
- Three Bedrooms
- Driveway & Garage
- Enclosed Rear Garden

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

glimpses of the village Church.

Summerhouse

With double doors to both the front and rear.

Agents Note

The property has been renovated throughout to an excellent standard including solar panels, which are owned outright and included with the sale.

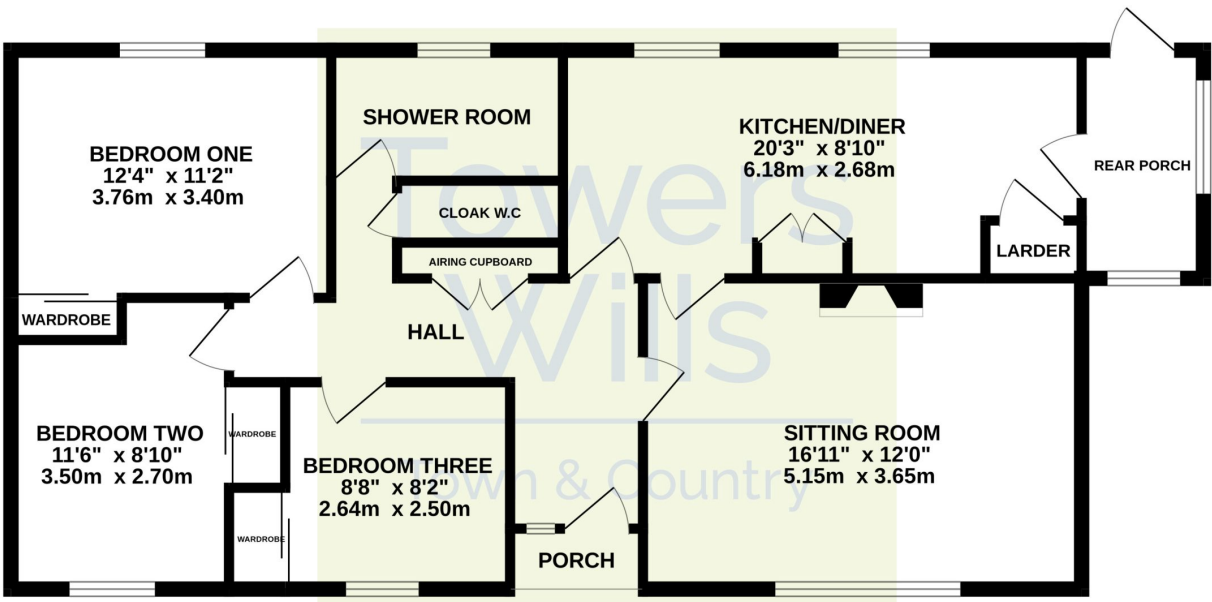
Situation

Odcombe is a very desirable village situated on the westerly outskirts of Yeovil with a village pub, the Masons Arms, playing fields, countryside walks and the renowned Ham Hill Country Park is a short distance away.



Floor Plan

GROUND FLOOR



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