



**Broadway, Higher Odcombe, Yeovil, BA22 8XF**

**welcome to**

**Broadway, Higher Odcombe, Yeovil**

An extended three bedroom semi detached family home, situated in the delightful village of Higher Odcombe. The accommodation is presented in excellent decorative order throughout and offers a wealth of space and natural light. Externally boasting garage, parking and landscaped gardens.



### Entrance

Double glazed door to the side, opening into:

### Entrance Hall

Stairs rising to the first floor. Radiator. Doors opening into the kitchen/diner and lounge.

### Lounge

12' 10" max x 12' 3" max ( 3.91m max x 3.73m max )  
Double glazed window to the front. Feature fireplace with electric stove inset. Aerial point. Understairs storage cupboard. Original wooden flooring.  
Radiator.

### Kitchen/ Diner

21' max x 17' 4" max ( 6.40m max x 5.28m max )  
A lovely light and spacious room with double glazed window to the rear. Sky light windows. Double glazed bi folding doors to the rear, opening to the garden. A range of base units with complementary tiled surround. One and a half bowl sink and drainer with mixer tap. Space for a range style cooker. Space for fridge/freezer. Space for dining table and chairs. Original wooden flooring. Radiator. Door opening into:

### Utility Room

Work surface with plumbing for washing machine and dishwasher. Wall mounted boiler. Tiled floor.  
Door opening into:

### Downstairs Cloakroom

Double glazed window to the rear. Suite comprising wash hand basin and WC.

### First Floor Landing

Double glazed window to the front. Access to the loft space. Airing cupboard.

### Bedroom One

13' 6" x 12' 8" ( 4.11m x 3.86m )  
Double glazed window to the rear overlooking the garden. Radiator.

### Bedroom Two

12' 3" x 8' 8" ( 3.73m x 2.64m )  
Double glazed window to the rear overlooking the garden. Radiator.

### Bedroom Three

9' 9" x 7' 3" ( 2.97m x 2.21m )  
Double glazed window to the front. Radiator.

### Bathroom

Double glazed window to the side. Suite comprising roll top bath with bath tap and electric shower over. Wash hand basin inset to vanity unit. WC. Radiator.

### Front Garden

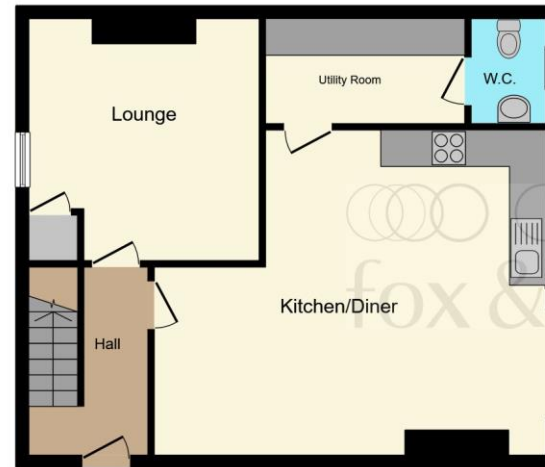
The front garden is laid to shingle with vegetable planters and irrigation system. The path continues to the front entrance and onto the rear garden.

### Rear Garden

A beautiful enclosed landscaped rear garden, laid mainly to artificial lawn with a composite decking area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine. Brick built outbuilding storage area. The borders offer a variety of decorative plants and trees. Outside tap. The paved path continues to the foot of the garden with a picket gate opening to the parking space and garage.

### Garage

Up and over door to the front.



Ground Floor



First Floor

Total floor area 105.6 m<sup>2</sup> (1,136 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Broadway, Higher Odcombe, Yeovil

- Extended Semi Detached Family Home
- Three Bedrooms
- Open Plan Kitchen/Family Room
- Garage & Parking
- Council Tax Band - B

Tenure: Freehold EPC Rating: D

# £315,000



Please note the marker reflects the postcode not the actual property

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