



**26 REX ROAD**

Higher Odcombe, BA22 8XP

**Offers Over £170,000**

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TOWN & COUNTRY



# PROPERTY DESCRIPTION

A two bedroom terrace home situated in a popular village location. The property has great potential but benefits from off road parking and an enclosed rear garden. In brief the accommodation comprises porch, entrance hall, kitchen, sitting room, dining room, inner hallway, bathroom and two bedrooms. No onward chain.

## Situation

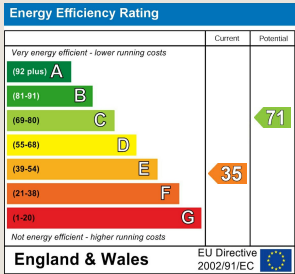
The property is situated in Higher Odcombe, close to the heart of the village of Odcombe, which offers the very popular Masons Arms Public House, a Church, Bridal Ways for walking/riding is also located a short distance from Ham Hill Country Park. The commercial centre of Yeovil is approximately 4 miles away with a wider range of shopping and leisure facilities on offer.

## The local area

Crewkerne, 7.9 miles / Sherborne, 9.7 miles / Lyme Regis, 23.9 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

South Somerset Council Tax Band: B  
Tenure: Leasehold  
EPC Rating: F



# PROPERTY DESCRIPTION

## Entrance Porch

With windows to the front and side aspects, door into:

## Entrance Hall

Stairs rising to the first floor.

## Sitting Room

16'5 × 12 (5.00m × 3.66m)

With a window to the front aspect and coving.

## Dining Room

11'4 × 8'7 (3.45m × 2.62m)

With a window to the rear aspect and patio doors opening out into the garden. gas fireplace and coving.

## Kitchen

16'10 × 8'6 (5.13m × 2.59m)

With a window to the front aspect. Fitted kitchen comprises wall and base units, drawers and work surfaces over, Two storage cupboards, integrated gas hob, electric oven and cooker hood over. Space for washing machine and fridge/freezer.

## Inner Hallway

8'11 × 2'8 (2.72m × 0.81m)

## Bathroom

With windows to the side and rear aspects. Suite comprising bath, shower cubicle, low level WC, wash hand basin, extractor fan and tiling to all splash prone areas.

## Landing

With a window to the rear aspect. Doors into:

## Bedroom One

16'4 × 13 max (4.98m × 3.96m max )

With windows to the front and rear aspects and a walk in airing cupboard.

## Bedroom Two

12'4 × 8'6 (3.76m × 2.59m)

With a window to the rear aspect.

## Outside

To the front there is driveway parking. To the rear the garden is enclosed, mainly laid to patio for ease of maintenance, flower borders and a large brick shed.

## Agents Note

Council Tax Band - B. The property is leasehold, 125 years from 1996, the annual service charge payable to Abri is £10 per annum. Mains water, drainage, gas and electricity. There is a flying freehold, the neighbouring properties bedroom is over the sitting room of 26. A new roof was fitted in 2022. There is a gate giving pedestrian access to the front from the rear. The property is being sold with no onward chain.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.  
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

