



Cherry Lane, Higher Odcombe, Yeovil,
BA22 8UD

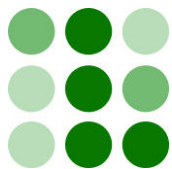
Guide Price £325,000
FREEHOLD

A lovely well presented and well proportioned three bedroom, two reception room terraced cottage set in this popular village location. The cottage offers character features and benefits from a woodburner in situ, gas central heating, UPVC double glazing, enclosed rear garden with views over open countryside and off road parking to the front aspect. Internal viewing is a must to fully appreciate the Cottage.

 **LACEYS**
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8 Cherry Lane, Higher Odcombe, Yeovil, BA22 8UD



- A Lovely Well Presented Three Bedroom (All Doubles) Terraced Cottage
- Popular Village Location
- Two Reception Rooms
- Woodburner In Situ, Character Features
- Gas Central Heating and UPVC Double Glazing
- Enclosed Rear Garden With Views Over Open Countryside
- Off Road Parking
- Internal Viewing Is A Must To Fully Appreciate The Cottage

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

ACCOMMODATION

The **ACCOMMODATION** comprises:

Front door to:

Entrance Porch

Glazed door to:

Lounge 4.90m (16'1") x 4.20m (13'9")

Stone built fireplace with tiled hearth. Woodburner in situ. Two radiators. Tv point. Telephone point. Two window seats. Upvc double glazed window with front aspect. In place. Glazed door to:

Dining Room 4.50m (14'9") x 3.00m (9'10")

Radiator. Understairs recess. Trail of spotlights. Telephone point. Stairs to landing. Glazed door to:

Kitchen 4.40m (14'5") x 3.00m (9'10")

Comprising inset stainless steel, single sink unit with mixer tap, tiles surround and rolled top worksurfaces with cupboards and drawers below. Built in oven and hob with extractor over. Recesses for washing machine and dishwasher with plumbing in place for both. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Glowworm boiler (just heating). Upright radiator. Tiled floor. Inset ceiling spotlights. Upvc double glazed window with rear aspect. Upvc double glazed double opening doors to the rear garden.

Landing

Built in airing cupboard with immersion tank (for water heating). Skylight. Doors to all bedrooms and bathroom.

Bedroom One 3.80m (12'6") x 3.00m (9'10")

Triple fronted wardrobe. Radiator. Two Upvc double glazed windows with rear aspects.

Bedroom Two 4.40m (14'5") x 2.30m (7'7")

Radiator. Telephone point. Hatch to loft space (boarded). Upvc double glazed window with front aspect.

Bedroom Three 4.40m (14'5") x 2.40m (7'10")

Radiator. Upvc double glazed window with front aspect, window seat. Overstair recess.

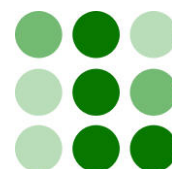
Bathroom

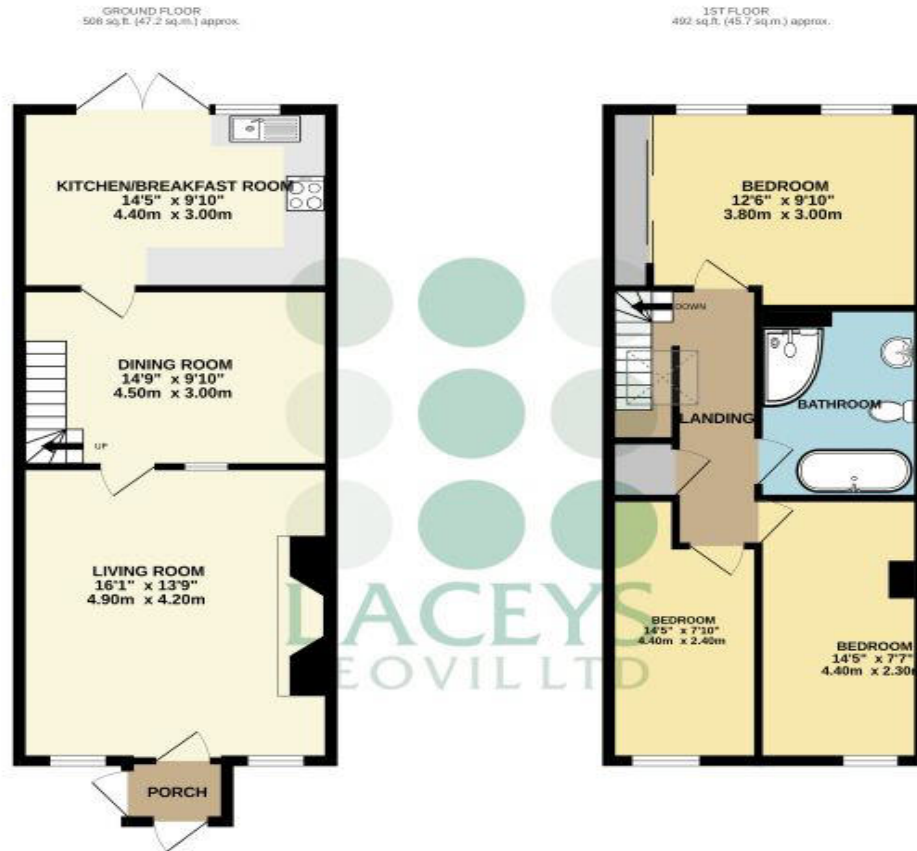
Lovely four piece white suite comprising bath with mixer tap. Double width corner shower cubicle with wall mounted shower and tiled surround. Coupled vanity sink unit and low flush Wc with cupboard below. Heated towel rail. Tiled floor. Velux window.

Outside

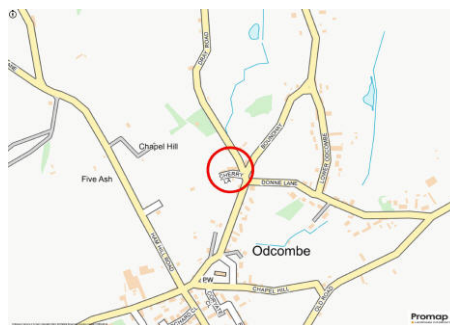
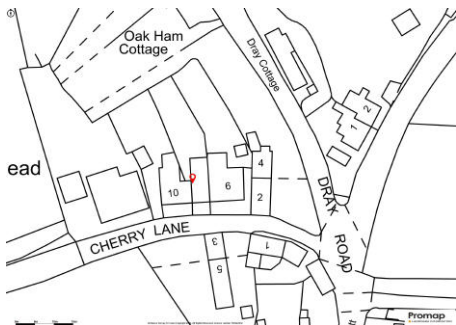
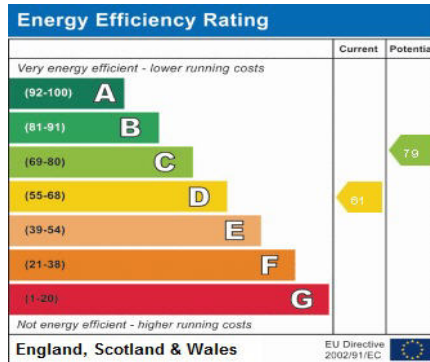
Comprising paved enjoying a good deal of privacy. Steps up to a lawn area. Further paved patio area. Decked seating area with views over the countryside. Garden is bounded by fencing. Timber gate providing access. Right of way over neighbours garden for any works.

To the front there is a paved area providing off road parking. Steps upto the front door. Outside tap. Outside light. Front is bounded by walling.





TOTAL FLOOR AREA: 1000 sq.ft. (92.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other internal area appropriate and no responsibility is taken for any error, omission or false statement. This plan is for identification purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and so guarantee as to their operation or efficiency can be given.
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Material Information

Part A

- *Council Tax Band* - C
- *Asking Price* - Guide Price £325,000
- *Tenure* - Freehold

Part B

- *Property Type* - 3 Bed Terraced Cottage
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains, not on water meter.
- *Sewerage* - Mains
- *Heating* - Woodburner in the lounge. Gas boiler is located in the kitchen for the central heating. Immersion tank is in the airing cupboard on the landing for the hot water heating.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>. Vendor has advised current connection is Fibre.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Off road parking on drive

Part C

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - Property is within a Conservation area, We're not aware of any other significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor
- *Rights and Easements* - Right of way over No 10 in the rear garden to get to your garden. We're not aware of any other significant rights and easements, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year less than 0.1%)
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - D

Other disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 12/01/2024 However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.