



Chapel Hill, Higher Odcombe, BA22 8UH

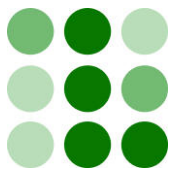
Guide Price £254,500
FREEHOLD

A well presented two bedroom Grade II listed terraced cottage offering bundles of character set in this sought after village location. The cottage benefits from a woodburner in the lounge, newly fitted kitchen and a nice-sized rear garden with an outlook/views to the far end. Internal viewing is highly advised.

 **LACEYS**
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5 Chapel Hill, Higher Odcombe, BA22 8UH



- A Well Presented Two Bedroom Grade II Listed Cottage
- Sought After Village Location
- Bundles Of Character
- Enclosed Rear Garden
- Newly Fitted Kitchen
- Woodburner In Situ
- Internal Viewing Advised

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

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:

Stable front door to:-

Lounge 4.27m (14') x 4.21m (13'10")

Lovely built in open fireplace with a woodburner in situ. TV point. Phone point. Wall mounted electric heater. Flagstone flooring. Revealed hamstone wall. Stairs up to the landing. Leaded windows, front aspect.

Kitchen 4.24m (13'11") x 2.29m (7'6")

Lovely newly fitted cottage style modern kitchen comprising inset Belfast sink, ceramic drainer, wooden top work surfaces with a good range of cupboards & drawers below. Built in oven & hob with extractor over. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Breakfast bar area. Tiled floor. Inset ceiling spotlights. Double glazed wooden window, rear aspect. Glazed door to the rear garden.

Landing

Doors to both bedrooms & bathroom.

Bedroom One 4.21m (13'10") x 3.37m (11'1")

Wall mounted night storage heater. Built in airing cupboard. Built in storage cupboard. Hatch to roof space. Leaded window, front aspect.

Bedroom Two 2.30m (7'7") x 1.96m (6'5")

Wooden window, rear aspect with outlook.

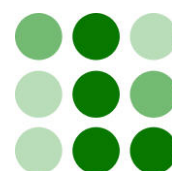
Bathroom 2.26m (7'5") x 1.58m (5'2")

White suite comprising bath with wall mounted Triton T80 electric shower over, tiled surround. Vanity sink unit. Low flush WC. Laminate flooring. Inset ceiling spotlights. Wooden window, rear aspect.

Outside

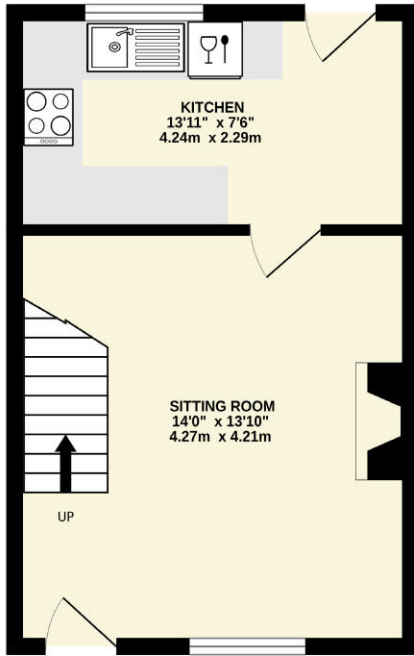
The rear garden extends to a good length and comprises a lawn area with various shrubs in situ, paved seating area to the far end which enjoys a lovely outlook. The garden is bounded by fencing & walling. There is a shared access lane to the far end of the garden. There is also a right of way across the garden.

The front garden is gravelled with shrubs in situ. A right of way via a shared path which provides access to neighbouring cottages.

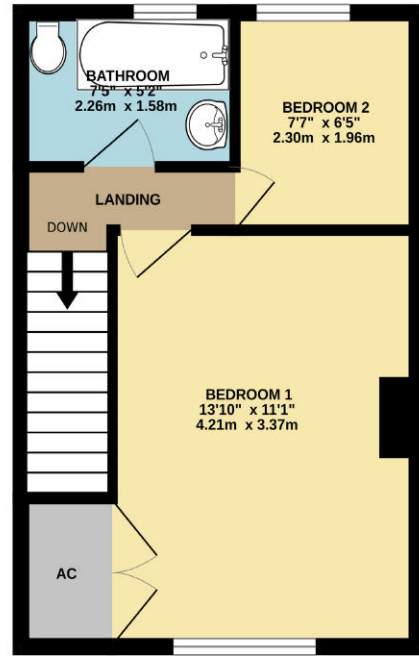


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GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.

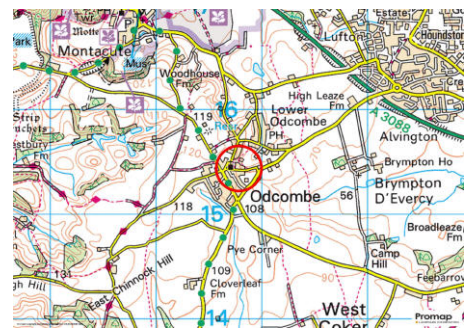
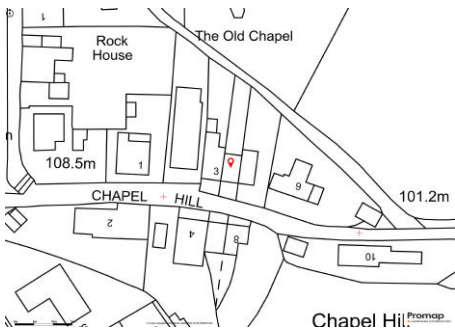
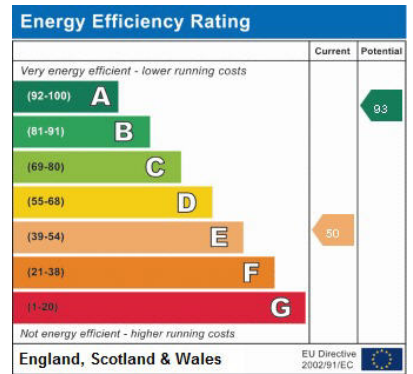


1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Photographs / Floor Plans

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Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

Part A

- Council Tax Band - B
- Asking Price - Guide Price £254,500
- Tenure - Freehold, Cottage is Grade II Listed

Part B

- Property Type - 2 Bed Grade II Listed Terrace 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 a meter)
- Sewerage - Mains
- Heating - Woodburner in the lounge, electric heater in the lounge, night storage heater in bedroom one.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - No parking allocated to the cottage.

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 - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; The cottage is Grade II listed and is within a conservation area.
- Rights and Easements - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor. There are rights of way over the front & rear gardens.
- Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/ Sea (defined as the chance of flooding each year as less than 0.1%) and MEDIUM RISK from Surface Water (defined as the chance of flooding each year as between 1% to 3.3%)
- 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) - E

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 13/02/2024. 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.