



Ham Hill Road, Higher Odcombe, Yeovil,
BA22 8XE

Guide Price £399,950
FREEHOLD

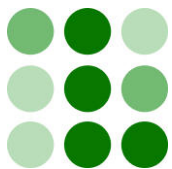
A refurbished three bedroom, three reception room detached cottage set in this sought after village location, the accommodation offers good versatility, with the scope for a fourth bedroom if required. The cottage benefits from gas central heating, UPVC double glazing, woodburner in situ, brand new modern kitchen, utility room, cloakroom, en-suite to main bedroom, lovely four piece family bathroom, enclosed private garden, car port and off road parking for multiple vehicles. No Onward Chain.

 **LACEYS**
YEOVIL LTD



The Property
Ombudsman

12-14 Hendford, Yeovil, Somerset BA20 1TE
Tel: 01935 425115 Email: info@laceysyeovil.co.uk



Apple Tree Cottage, Ham Hill Road, Higher Odcombe,
BA22 8XE



- A Three Bedroom Refurbished Detached Cottage
- Three Reception Rooms
- Sought After Village Location
- Versatile Accommodation With Scope For A Fourth Bedroom
- Brand New Kitchen Including Brand New Range
- En-Suite To Main Bedroom
- Four Piece Family Bathroom
- Gas Central Heating & UPVC Double Glazing
- Enclosed Private Garden
- Garage, Car Port & Off Road Parking
- No Onward Chain

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:

Upvc double glazed front door to:

Reception Hall

Radiator. Telephone point. Stairs to landing. Doors to lounge, snug and kitchen.

Lounge 6.86m (22'6") x 3.86m (12'8")

Radiator. Tv point. Tiled floor. Four Upvc double glazed windows with rear aspect. Upvc double glazed double opening doors to garden. Door to:

Dining Room 3.18m (10'5") x 2.79m (9'2")

Skylight. Upvc double glazed window with rear aspect.

Snug Lounge 4.27 (14'0") x 3.63m (11'1")

Built in woodburner with tiled hearth and brick chimney. Radiator. Tiled floor. Dimmer switch. Revealed boards. Two Upvc double glazed window with front and side aspects.

Kitchen 3.73m (12'3") x 3.43m (11'3")

Modern well fitted kitchen comprising inset Belfast sink unit with mixer tap, rolled top worksurfaces with cupboards and drawers below. Five ring gas range with extractor over. Recess for dishwasher with plumbing in place. Wall mounted cupboards. Space for upright fridge/freezer. Tiled floor. Inset ceiling spotlights. Two Upvc double glazed windows both with front aspect. Throughway to:

Utility 2.36m (7'9") x 2.16m (7'1")

Comprising inset stainless steel, single drainer, single sink unit with cupboards and drawers below. Rolled top worksurfaces. Radiator. Tiled floor. Door to:

Cloakroom

Low flush Wc. Pedestal washbasin. Tiled floor. Wall mounted Glowworm combi boiler housed in a cupboard. Frosted Upvc double glazed window with front aspect.

Landing

Spacious landing. Two radiators. Hatch to loft space. Upvc double glazed window with front aspect. Doors to all bedrooms and bathroom. Brand New fitted carpets.

Bedroom One 4.27m (14'0") x 3.81m (12'6")

Tv point. Two Upvc double glazed windows, both with rear aspects. Upvc double glazed double opening doors to Juliet balcony with side aspect. Door to ensuite. Throughway to dressing room.

Dressing Room 2.39m (7'10") x 2.06m (6'9")

Radiator. Upvc double glazed window with side aspect.

Ensuite Bathroom

White suite comprising Victorian rolled top bath with mixer tap shower attachment. Vanity sink unit. Low flush Wc. Extractor fan. Heated towel rail. Inset ceiling spotlights. Revealed floorboards. Frosted Upvc double glazed window with rear aspect.

Bedroom Two 3.63m (11'11") x 2.97m (9'9")

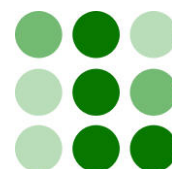
Radiator. Built in alcove fireplace. Telephone point. Revealed beams. Two Upvc double glazed windows with front and side aspects.

Bedroom Three 3.81m (12'6") x 2.79m (9'2")

Radiator. Tv point. Built in cupboard. Revealed beams. Upvc double glazed window with front aspect.

Family Bathroom

Four piece white suite comprising large bath with mixer tap. Corner shower cubicle with wall mounted shower. Wall mounted washbasin. Low flush WC. Revealed floorboards. Revealed stone wall. Revealed beams. Upvc double glazed with rear aspect.



OUTSIDE

There is a nice sized enclosed side garden which enjoys good privacy. Paved patio area with hot tub included. Garden is bounded by fencing and walling. Timber gate provides access to the parking area. Parking area is gravelled. Garage and and car port. Off road parking for several vehicles. Area is bounded by walling and fencing.

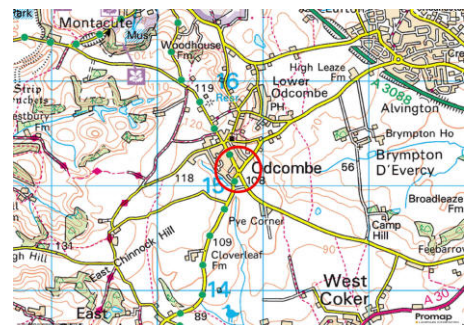
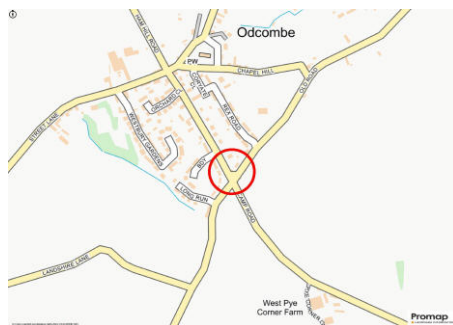
To the front of the cottage there is an enclosed gravelled section. Entrance canopy over front door. Area is bounded by walling and fencing. Timber gate provides access.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	
(81-91) B	81
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC

LACEYS
 TOTAL FLOOR AREA: 178sqm (1937 sqft) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of dimensions, contents and any other details are approximate and do not constitute a statement of fact. 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 is given as to their operability or efficiency when first given.
 Maps and boundaries ©2021



Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

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* - D
- *Asking Price* - Guide Price £399,950
- *Tenure* - Freehold

Part B

- *Property Type* - 3 Bed Detached 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 Metered)
- *Sewerage* - Mains
- *Heating* - Gas combi boiler (located in a cupboard in the Utility Room) and wood burner (located in the front room)
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>. Connection Fibre to Box.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Off road parking for several vehicles with garage and carport.

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.
- *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.
- *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 HIGH RISK from Surface Water (defined as the chance of flooding of greater than 3.3% each year.)
- *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 12/03/2024. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys 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.