



Westbury Gardens, Higher Odcombe,  
BA22 8UR

Offers Over £400,000  
FREEHOLD

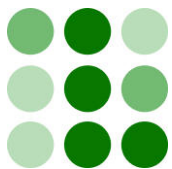
**A well proportioned and well presented three bedroom, two reception room detached bungalow set in this popular village location. The bungalow benefits from gas central heating, UPVC double glazing, good-sized conservatory, en-suite to main bedroom, lovely enclosed rear garden, larger than average garage, off road parking and a lovely outlook to the rear aspect. No Onward Chain.**

 **LACEYS**  
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## 20 Westbury Gardens, Higher Odcombe, BA22 8UR



- A Well Presented Three Bedroom Detached Bungalow
- Sought After Village Location
- Three Reception Rooms
- Enclosed Good-Sized Rear Garden
- Lovely Conservatory With Outlook
- En-Suite Shower To Main Bedroom
- Larger Than Average Garage, Parking For Multiple Vehicles
- 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:

Frosted UPVC double glazed front door to.

### Reception Hall

Built in airing cupboard which houses the hot water tank. Two radiators. Built in storage cupboard. Hatch to loft space, pull down ladder, part boarded. Coved ceiling. Doors to lounge, kitchen, all bedrooms & bathroom.

### Lounge 5.16m (16'11") x 3.17m (10'5")

Built in fireplace, woodburner in situ. Radiator. TV point. Phone point. Coved ceiling. UPVC double glazed window, front aspect, with recessed. Throughway to dining room.

### Dining Room 2.95m (9'8") x 2.93m (9'7")

Radiator. Door to kitchen. Throughway to breakfast room.

### Breakfast Room 3.09m (10'2") x 2.78m (9'1")

Radiator. Phone point. Vinyl flooring. Coved ceiling. UPVC double glazed window, rear aspect with outlook. Throughways to kitchen & conservatory. Internal door to the garage.

### Kitchen 5.02m (16'6") x 3.12m (10'3")

Comprising inset stainless steel single drainer, single sink unit with mixer taps, tiled surround and roll top work surface with cupboards & drawers below. Rayburn in situ. Recesses for washing machine & dishwasher, plumbing in place for both. Space for upright fridge/freezer. Wall mounted cupboards. Vinyl flooring. Coved ceiling. UPVC double glazed window, rear aspect with outlook.

### Conservatory 9.22m (30'3") x 3.18m (10'5")

Lovely space with a great outlook to the rear. Two radiators. Ceiling light/fan. Vinyl flooring. UPVC double glazed, double opening doors to the rear garden.

### Bedroom One 4.27m (14') x 3.71m (12'2")

Built in double fronted wardrobe. Radiator. Phone point. Coved ceiling. UPVC double glazed window, front aspect. Door to en-suite.

### En-Suite

Comprising corner shower cubicle with wall mounted shower, tiled surround. Low flush WC. Vanity sink unit. Heated towel rail. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, front aspect.

### Bedroom Two 3.15m (10'4") x 2.99m (9'10")

Built in double fronted wardrobe. Coved ceiling. UPVC double glazed window, rear aspect.

### Bedroom Three 3.19m (10'6") x 2.48m (8'2")

Built in double fronted wardrobe. Radiator. TV point. Coved ceiling. UPVC double glazed window, rear aspect.

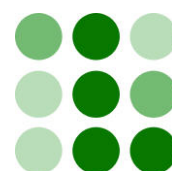
### Bathroom

White suite comprising bath with wall mounted Mira Zest electric shower over, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Radiator. Coved ceiling. Frosted UPVC double glazed window, side aspect.

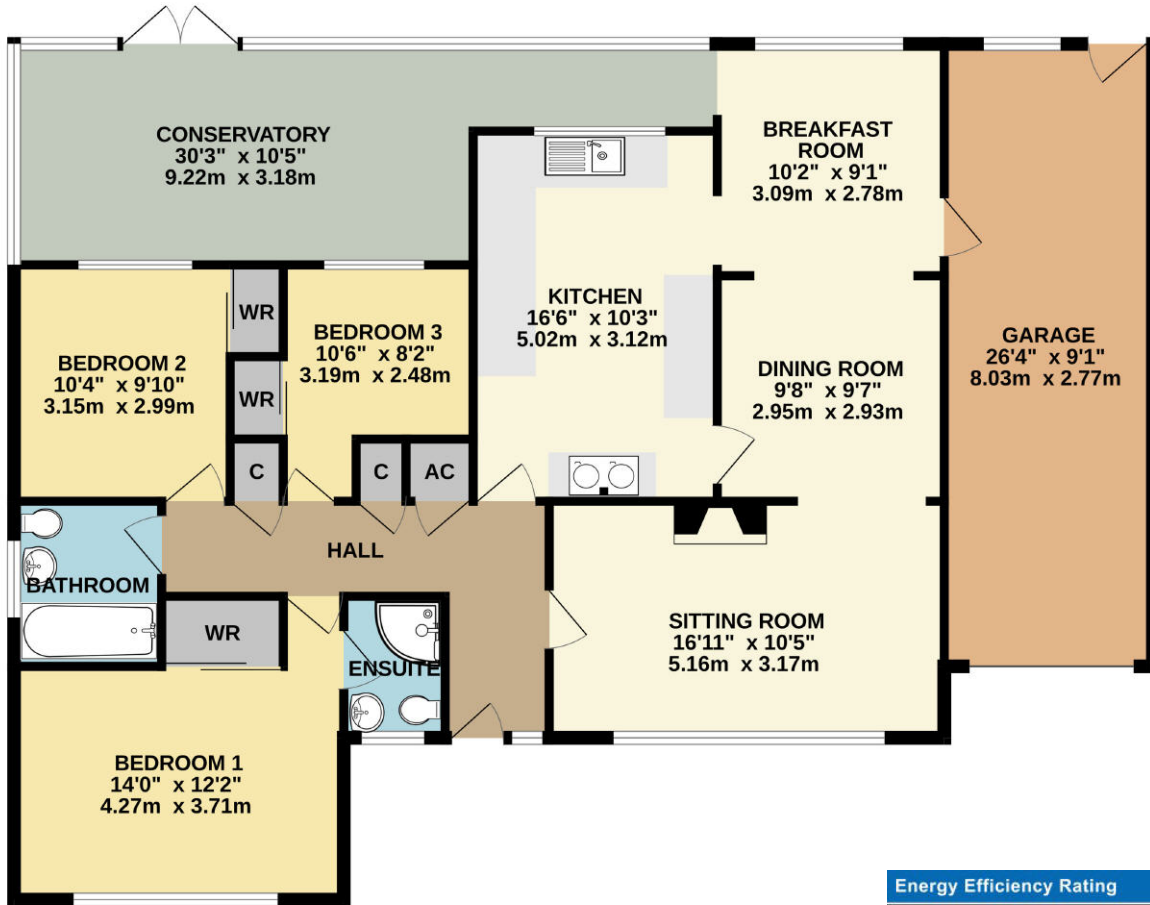
### Outside

The rear garden is a lovely feature of the bungalow, comprising paved patio area, two lawn sections which are well stocked with a range of flowers, shrubs & trees. Outside tap. Timber greenhouse. The garden is bounded by fencing & shrubs. UPVC door to the garage. Iron gate provides side access from the front.

To the front there is a lawn area with various plants & shrubs in situ. Paved drive provides off road parking for multiple vehicles and access to the **Garage 8.03m (26'4") x 2.77m (9'1")** - Up & over door, power & lighting. Garden is bounded by walling.



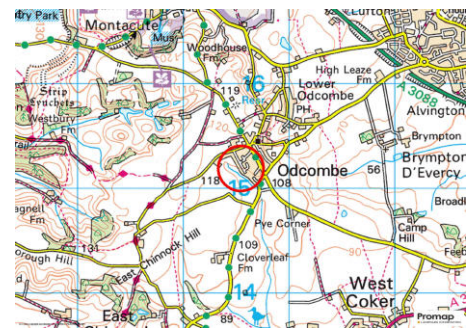
GROUND FLOOR  
1526 sq.ft. (141.7 sq.m.) approx.



TOTAL FLOOR AREA: 1526 sq.ft. (141.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		7e
(55-68)	<b>D</b>		5g
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**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 - E
- Asking Price - Offers Over £400,000
- Tenure - Freehold

### Part B

- Property Type - 3 Bedroom Detached Bungalow
- 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 - On a Meter
- Sewerage - Mains
- Heating - Gas central heating via Rayburn which also heats the hot water, immersion tank in the airing cupboard also.
- 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 - Garage and off road parking on paved 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 - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; Use - single private dwelling home, garage - only as a private garage to be occupied and used in connection with the house \*More covenants in place refer to 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 and Surface Water flooding (defined as the chance of flooding each year as 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 14.5.2024. 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.