

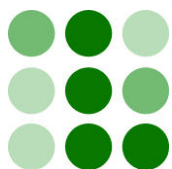


Westbury Gardens, Higher Odcombe,
BA22 8UR

Guide Price £350,000
FREEHOLD

**A well proportioned three bedroom, three reception room detached home set in this popular village location, also has the added bonus of a self contained studio flat above the garage. The home benefits from gas central heating, UPVC double glazing, cloakroom, utility room, en-suite bedroom, enclosed rear garden, double garage and off road parking.
No Onward Chain.**

 **LACEYS
YEOVIL LTD**



33 Westbury Gardens, Higher Odcombe, BA22 8UR



- A Well Proportioned Three Bedroom Detached Family Home
- Three Reception Rooms
- Sought After Village Location
- Double Garage & Off Road Parking
- Self Contained Studio Above The Garage
- Enclosed Rear Garden
- En-Suite To Main Bedroom
- No Onward Chain

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: Frosted double glazed front door to.

Entrance Hall

Radiator. Built in storage cupboard with radiator in situ. Coved ceiling. Stairs to the landing. Doors to cloakroom, study, lounge, dining room & kitchen.

Cloakroom

Comprising low flush WC. Pedestal wash basin. Radiator. Tiled floor. Coved ceiling. Frosted UPVC double glazed window, side aspect.

Study Area 2.27m (7'5") x 1.79m (5'10")

Radiator. Phone point. UPVC double glazed window, side aspect.

Lounge 4.23m (13'11") x 3.61m (11'10")

Radiator. TV point. Coved ceiling. UPVC double glazed window, front aspect. Throughway to dining room.

Dining Room 3.61m (11'10") x 3.08m (10'1")

Radiator. Serving hatch to kitchen. UPVC double glazed, double opening doors to the rear garden. Door to the entrance hall.

Kitchen 3.75m (12'4") x 2.64m (8'8")

Comprising inset stainless steel single drainer, 1 ½ bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for dishwasher, plumbing in place. Space for undercounter fridge/freezer. Wall mounted cupboards. Radiator. Vinyl flooring. Frosted glazed door to the utility area. Internal window, rear aspect.

Utility Area

Built in worktop with space below for tumble dryer & washing machine, plumbing in place. Wooden internal door to the double garage. UPVC double glazed door to the rear garden.

Landing

Hatch to loft space. Built in airing cupboard also houses the hot water tank. Radiator. Doors to all bedrooms & the bathroom.

Bedroom One 3.78m (12'5") x 2.67m (8'9")

Radiator. Built in wardrobes & overhead storage. Phone point. Coved ceiling. UPVC double glazed, double opening doors to the balcony. Throughway to the en-suite.

En-Suite 1.79m (5'10") x 1.66m (5'5")

Comprising bath with wall mounted mixer tap shower attachment, tiled surround. Coupled low flush WC & wash basin. Tiled floor. Frosted UPVC double glazed window, side aspect.

Bedroom Two 3.64m (11'11") x 3.13m (10'3")

Radiator. Built in wardrobes. UPVC double glazed window, rear aspect.

Bedroom Three 3.64m (11'11") x 3.62m (11'11")

Radiator. Built in wardrobes. Coved ceiling. UPVC double glazed window, front aspect.

Bathroom 2.04m (6'8") x 1.82m (6')

Comprising bath with wall mounted shower over, tiled surround. Pedestal wash basin. Low flush WC. Radiator/Heated towel rail. Shaver point. Coved ceiling. Two UPVC double glazed windows, front & side aspects.

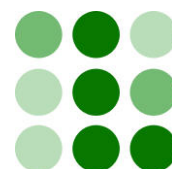
Self Contained Studio 4.99m (16'4") x 4.43m (14'6")

Can be reached from the balcony & iron steps from the garden. Double glazed door to the **Living Area** - Built in kitchenette comprising inset stainless steel single drainer, single sink unit with cupboards below. Built in two ring hob. Two UPVC double glazed windows, front & rear aspects. Sliding door to **Shower Room** - Walk in shower, Pedestal wash basin, low flush WC. Frosted UPVC double glazed window, front aspect.

Outside

The rear garden comprises lawn areas, well stocked with a range of plants, shrubs & trees. Paved patio area. Greenhouse. Timber shed. The garden is bounded by fencing & shrubs, side access via paved path.

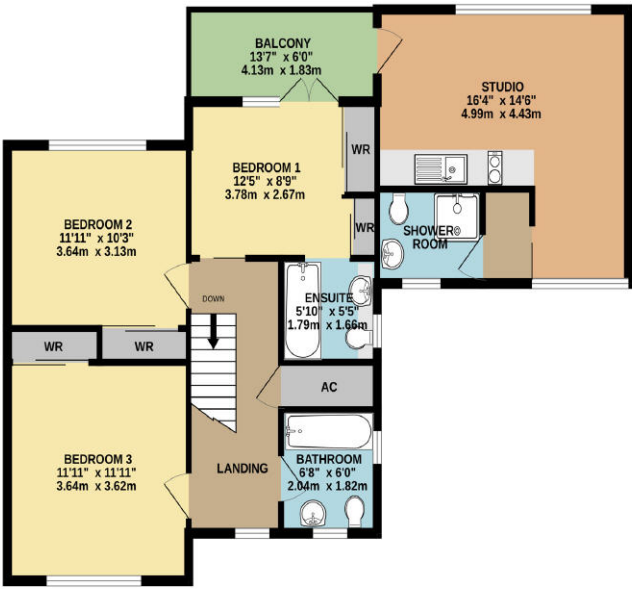
To the front there is a lawn area. Paved drive provides off road parking for multiple vehicles and access to the **Double Garage 5.57m (18'3") x 4.99m (16'4")** - Power & lighting in situ, electric roller door. Paved path to the front door, entrance canopy above. Outside light.



GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



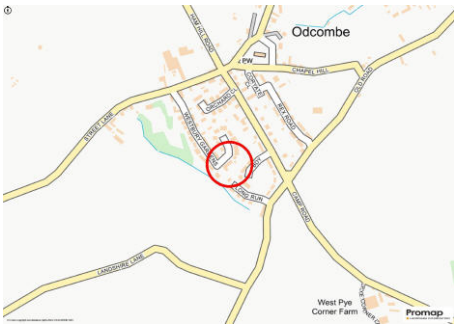
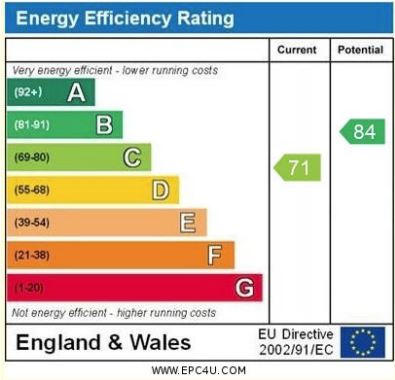
1ST FLOOR
825 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA: 1797 sq.ft. (166.9 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* - E
- *Asking Price* - Guide Price £350,000
- *Tenure* - Freehold

Part B

- *Property Type* - 3 Bed Detached House
- *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
- *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* - Double Garage and off road parking on the 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.
- *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 LOW RISK from Surface Water (defined as the chance of flooding as between 0.1% and 1% each year.)
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - 31 Westbury Gardens. 22/01612/HOU Demolition of Existing Double Garage, Proposed new 2 Storey Side Extension and SingleStorey Rear / Side Extension to Dwelling
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - C.

Other Disclosures

This property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.

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 21.11.2024. 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.