



Rex Road, Higher Odcombe, Yeovil, BA22 8XP.

Guide Price £239,950

Freehold

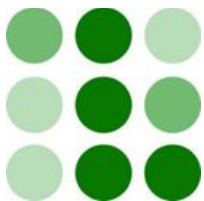
A well proportioned two bedroom end of terrace home set in this popular village location. The home benefits from gas central heating, UPVC double glazing, additional ground floor shower room, good-sized enclosed rear garden, garage and off road parking for multiple vehicles. Also the added benefit of No Onward Chain.

 **LACEYS
YEOVIL LTD**



Rex Road, Higher Odcombe, Yeovil, BA22 8XP

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



7 Rex Road, Higher Odcombe, Yeovil, Somerset,
BA22 8XP



- A Well Proportioned Two Bedroom End Of Terrace Home
- Popular Village Location
- Gas Central Heating
- UPVC Double Glazing
- Two Bathrooms
- Good-Sized Enclosed Rear Garden
- Garage
- Off Road 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 425 115**.

The **ACCOMMODATION** comprises:

Accommodation Comprises

Frosted UPVC double glazed front door to.

Entrance Lobby

Stairs up to the landing. Door to the lounge.

Lounge 4.17 m x 4.14 m (13'8" x 13'7")

Built in fireplace with paved hearth, stone surround. TV point. Radiator. UPVC double glazed window, front aspect. Door to the kitchen/dining room.

Kitchen/Dining Area 4.52 m x 3.71 m (14'10" x 12'2")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Built in oven & hob. Recesses for washing machine & slimline dishwasher, plumbing in place for both. Space for upright fridge/freezer. Wall mounted cupboards. Space for table & chairs. Radiator. Phone point. Tiled floor to kitchen section. Two trails of spotlights. UPVC double glazed window, rear aspect. Glazed door to the utility area. Door to the ground floor shower room.

Utility 1.75 m x 1.73 m (5'9" x 5'8")

Built in cupboard. Tiled floor. Space for tumble dryer. UPVC double glazed window, rear aspect. Frosted double glazed door to the rear garden.

Ground Floor Shower Room

Comprising double width shower cubicle with wall mounted Triton electric shower, tiled surround. Pedestal wash basin. Radiator. Built in understairs cupboard. Frosted UPVC double glazed window, side aspect. Door to the WC.

Downstairs WC

Low flush WC. Radiator. Frosted UPVC double glazed window, side aspect.

Landing

Hatch to loft space. UPVC double glazed window, side aspect. Doors to both bedrooms & the first floor shower room.

Bedroom One 4.19 m x 3.15 m (13'9" x 10'4")

Radiator. Picture rail. Built in cupboard. UPVC double glazed window, front aspect.

Bedroom Two 3.59 m x 2.45 m (11'9" x 8'0")

Radiator. Built in airing cupboard which also houses the Glowworm combi boiler. UPVC double glazed window, rear aspect with outlook.

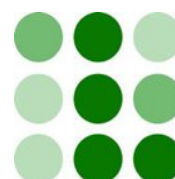
Shower Room (First Floor) 2.67 m x 2.57 m (8'9" x 8'5")

Suite comprising walk in shower with wall mounted Mira electric shower, panelled surround. Pedestal wash basin. Low flush WC. Extractor fan. Radiator. Non slip flooring. UPVC double glazed window, rear aspect with outlook.

Outside

To the rear there is a good-sized enclosed garden, the garden is split in to two lawn sections with a range of mature plants & shrubs in situ. Brick built shed. Further storage shed. The garden is bounded by fencing & hedging. Timber gate at the far end of the garden that opens in to the village hall car park. There is a shared right of way across the garden to the neighboring property.

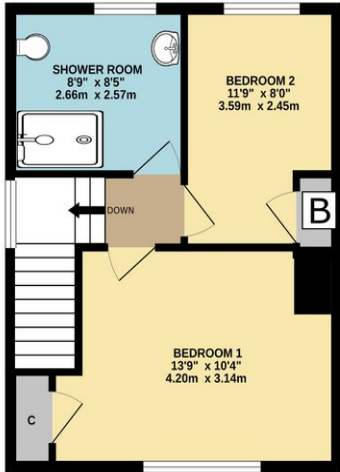
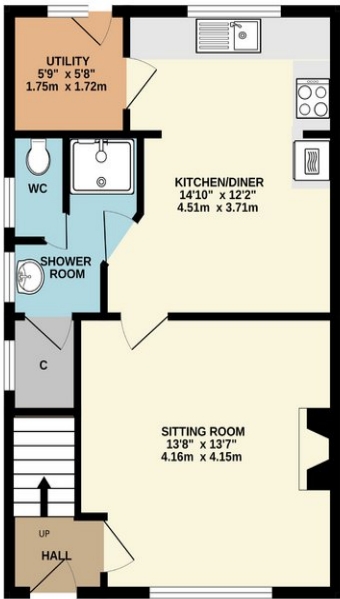
To the front there is a gravelled area which provides off road parking for 2-3 vehicles, entrance canopy above the front door. Shared access to the side of the house which also leads to the garage.



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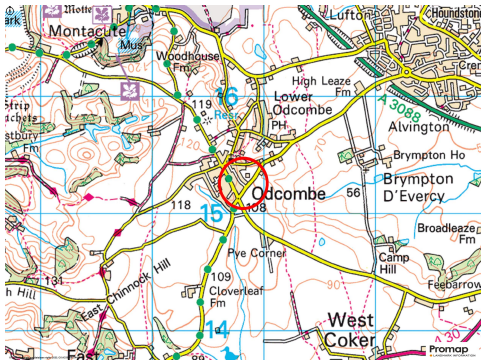
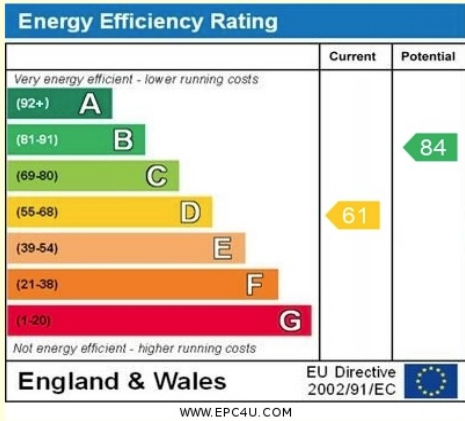
GROUND FLOOR
482 sq.ft. (44.7 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 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.



Please Note
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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* -
- *Asking Price* - Guide Price £239,950
- "For the latest Stamp Duty charges, please refer to <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>. Please note that the lower thresholds and rates change significantly for transactions completing on or after 1st April 2025."
- *Tenure* - Freehold

Part B

- *Property Type* - 2 Bedroom End Of Terrace 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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Glowworm combi boiler located in Bedroom Two which also heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecomsandinternet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Garage & off road parking on gravelled driveway.

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; Not to use the premises other than as a private dwelling house. No trade or business at the premises. Not to station or cause or permit or suffer the stationing on the premises any caravan, tent or other mobile dwelling intended for human habitation. *More covenants in place refer to your solicitor.
- *Rights and Easements* - There is a right of way to the rear of the property for the neighbour(s) to gain access to the rear garden. 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 06/02/2025. 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.