



Westbury Gardens, Higher Odcombe, Yeovil,
Somerset, BA22 8UR.

Guide Price £475,000

Freehold

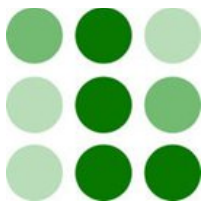
A well proportioned and well presented three bedroom detached bungalow set in a tucked away position in this sought after village location. The bungalow benefits from gas central heating, UPVC double glazing, stunning modern kitchen/breakfast room, utility room, en-suite to main bedroom, nice sized enclosed rear garden, double garage and off road parking for multiple vehicles.

 **LACEYS
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25 Westbury Gardens, Higher Odcombe, Yeovil,
Somerset, BA22 8UR



- A Well Proportioned & Well Presented Three Bedroom Detached Bungalow
- Sought After Village Location
- Tucked Away Position
- Stunning Modern Kitchen/Dining Area
- En-Suite To Main Bedroom
- Utility Room & Sun Room
- Gas Central Heating & UPVC Double Glazing
- Enclosed Rear Garden
- Double Garage
- Off Road Parking For Multiple Vehicles

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**.

Accommodation Comprises

Frosted UPVC double glazed front door to the Entrance Hall.

Entrance Hall

Parquet Flooring. Built in storage cupboard. Phone point. Radiator. Coved ceiling. Inset ceiling spotlights. Doors to Lounge, Kitchen/Dining Room & Inner Hallway.

Lounge 4.89m (16'1") x 4.31m (14'2")

Radiator. TV point. Dimmer switch. Two UPVC double glazed windows, front & rear aspects.

Kitchen 4.29m (14'1") x 3.20m (10'6")

A lovely modern well fitted Kitchen comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap and rolltop worksurface with a good range of cupboards & drawers below. Built in oven, microwave and hob with an extractor hood above. Integrated dishwasher. Integrated tall fridge. Wall mounted cupboards. Vinyl flooring. Breakfast Bar. Radiator. Inset ceiling spotlights. UPVC double glazed window, front aspect. Glazed door to the Utility Room.

Dining Area 4.71m (15'5") x 3.48m (11'5")

Radiator. Vinyl flooring. Space for table & chairs. Inset ceiling spotlights. Two UPVC double glazed windows both front aspects.

Utility Room 4.00m (13'1") x 2.11m (6'11")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Recess for washing machine, plumbing in place. Recess for tumble dryer. Integrated Tall Freezer. Wall mounted cupboards. Radiator. Vinyl flooring. Inset ceiling spotlights. UPVC double glazed window, rear aspect. UPVC double glazed door to the Sun Room.

Sun Room 5.33m (17'6") x 1.17m (3'10")

Tiled floor. UPVC double glazed windows, rear aspect. UPVC double glazed door to the rear garden.

Inner Hallway

Radiator. Hatch to loft space. Parquet flooring. Inset ceiling spotlights. Two built in storage cupboards, one double fronted. Built in airing cupboard with shelving which also houses the Vaillant boiler & hot water tank. Doors to all three Bedrooms & the Family Bathroom.

Bedroom One 4.29m (14'1") x 3.63m (11'11")

Range of built in bedroom furniture. Radiator. Coved ceiling. UPVC double glazed window, front aspect. Sliding door to the En-Suite Shower Room.

En-Suite Shower Room

Comprising corner shower cubicle with a wall mounted Mira shower in place, tiled surround. Coupled low flush WC & vanity sink unit. Shaver point. Heated towel rail. Tiled floor. Extractor fan. Frosted UPVC double glazed window, rear aspect.

Bedroom Two 4.31m (14'2") x 3.69m (12'1")

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

Bedroom Three 3.53m (11'7") x 2.87m (9'5")

Built in cupboard. Radiator. Coved ceiling. Inner glass upper wall light. UPVC double glazed window, front aspect.

Family Bathroom 3.27m (10'9") x 2.45m (8')

White suite comprising bath with wall mounted shower over, tiled surround. Coupled Vanity sink unit & low flush WC. Cupboards in situ. Heated towel rail. Radiator. Shaver point. Tiled floor. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

Outside

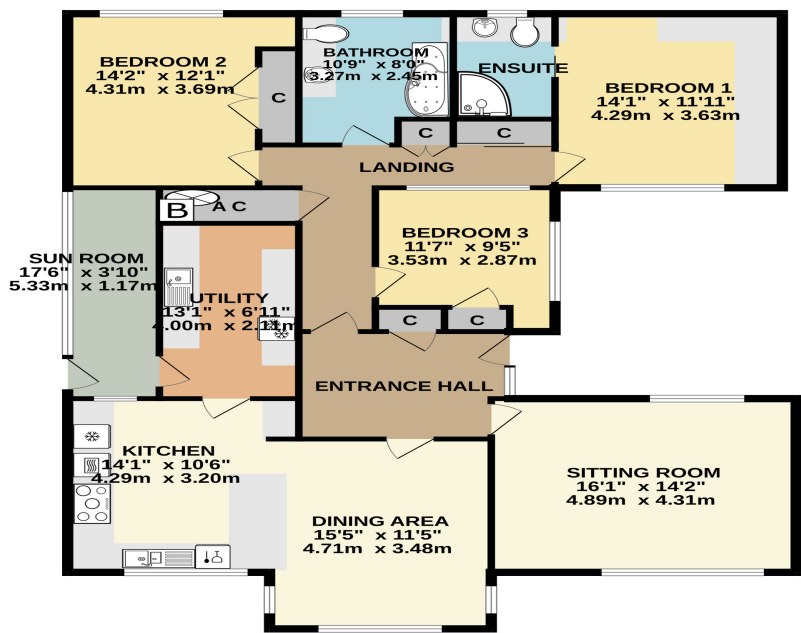
The rear garden can be reached from the Sun Room and from both sides of the bungalow via Iron gates. From the Sun Room, step out to a paved patio area, outside tap. Steps up to a further paved patio area which extends along the side of the nice sized lawn area, stocked with mature plants & shrubs. Garden pond. Cultivated areas. Outside light. The garden is bounded by walling & hedging and enjoys a good degree of privacy.

To the front there is a good frontage of lawn area, gravelled border close to the bungalow. Tarmac drive provides off road parking for multiple vehicles and access to the **Detached Double Garage 5.34m (17'6") x 4.49m (14'9")** - Up & over door, power & lighting in situ, UPVC double glazed window, rear aspect. Outside light. Gravelled section by the front door. The drive is bounded by fencing.

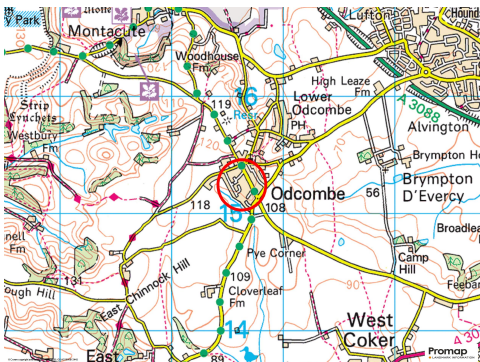
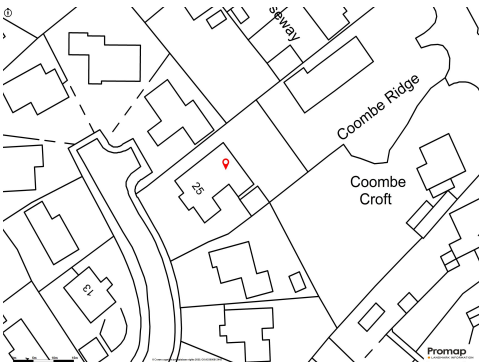
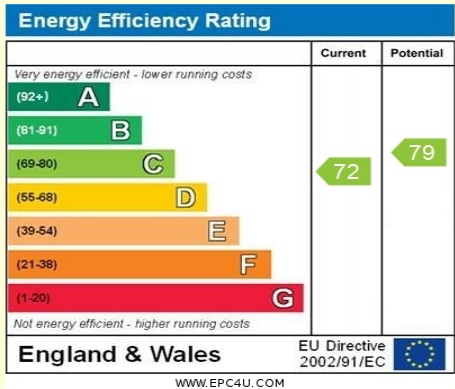


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GROUND FLOOR
1790 sq.ft. (166.3 sq.m.) approx.



TOTAL FLOOR AREA: 1790 sq.ft. (166.3 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 operation or efficiency can be given.



Please Note
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Material Information

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - E
- *Asking Price* - Guide Price £475,000
- *Tenure* - Freehold
- *Stamp Duty Land Tax (SDLT)* - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances - please visit HMRC's SDLT Calculator. <https://www.tax.service.gove.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lender's transaction fees (non-exhaustive list) - please seek confirmation from your Conveyancer prior to a commitment to purchase.

Material Information to assist making informed decisions

- *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, Valiant boiler located in the airing cupboard in the Inner Hallway, along with the hot water tank.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Double Garage & Driveway.

Material Information that may or may not apply

- *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* - Current 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%). For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- *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) - C.

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 31/08/2025. 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.