

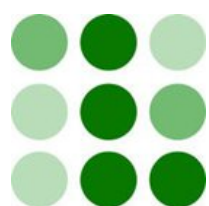


Rex Road, Higher Odcombe, Yeovil, Somerset,
BA22 8XP.

Guide Price £250,000

Freehold

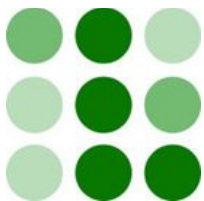
A well proportioned three bedroom terraced home set in this popular village location offering a good opportunity to First Time Buyer(s). The home benefits from gas central heating, UPVC double glazing, conservatory, enclosed rear garden and off road parking for two vehicles.

 **LACEYS
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11 Rex Road, Higher Odcombe, Yeovil, Somerset,
BA22 8XP



- A Well Proportioned Three Bedroom Terraced Home
- Popular Village Location
- Gas Central Heating
- UPVC Double Glazing
- Conservatory
- Enclosed Rear Garden
- Off Road Parking For Two Vehicles
- Good Opportunity For First Time Buyer(s)

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

Composite front door too the Entrance Hall.

Entrance Hall

Radiator. Laminate flooring. Stairs up to the Landing. Doorway to the Lounge.

Lounge 4.16 m x 4.12 m (13'8" x 13'6")

Built in fireplace. Radiator. TV point. Phone point. Laminate flooring. Coved ceiling. UPVC double glazed window, front aspect. Door to the Kitchen.

Kitchen 4.18 m x 3.61 m (13'9" x 11'10")

Well fitted Kitchen comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor above. Recess for dishwasher, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Baxi combi boiler. Radiator. Tiled floor. Space for table & chairs. UPVC double glazed window, rear aspect. Glazed door to the Utility. Door to the Ground Floor Bathroom.

Utility Room

Built in worktop, space & plumbing below for washing machine. Wall mounted cupboards. Tiled floor. Frosted sliding patio door to the Conservatory.

Conservatory 5.07 m x 2.51 m (16'8" x 8'3")

Tiled floor. UPVC double glazed, double opening doors to the rear garden. Further UPVC double glazed door to outside too.

Ground Floor Bathroom

White suite comprising bath with mixer tap, wall mounted Mira shower above and tiled surround. Pedestal wash basin. Heated towel rail. Extractor fan. Built in understairs cupboard. Tiled floor. Frosted UPVC double glazed window, rear aspect. Door to the Inner WC.

Inner WC

Low flush WC. Tiled floor. Frosted UPVC double glazed window, rear aspect.

Landing

Hatch to loft space. Doors to all three Bedrooms.

Bedroom One 4.22 m x 3.19 m (13'10" x 10'6")

Radiator. Phone point. Overstairs recess/storage area. UPVC double glazed window, front aspect.

Bedroom Two 3.47 m x 2.44 m (11'5" x 8'0")

Radiator. Built in storage cupboard. UPVC double glazed window, rear aspect with outlook.

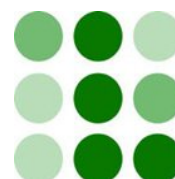
Bedroom Three 2.67 m x 2.58 m (8'9" x 8'6")

Radiator. UPVC double glazed window, rear aspect with outlook.

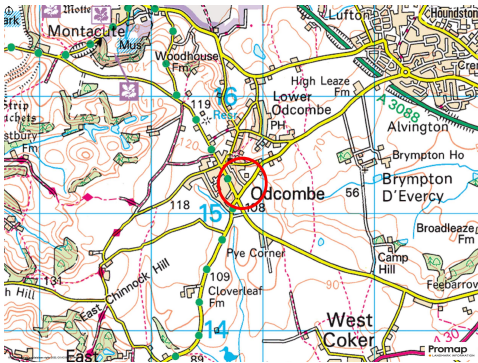
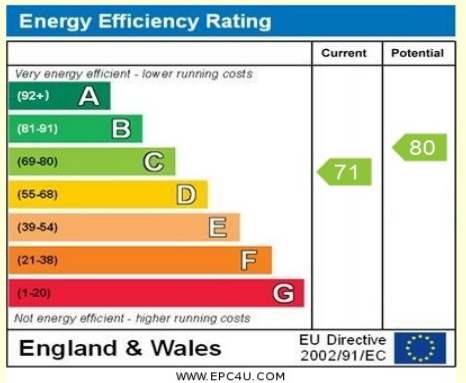
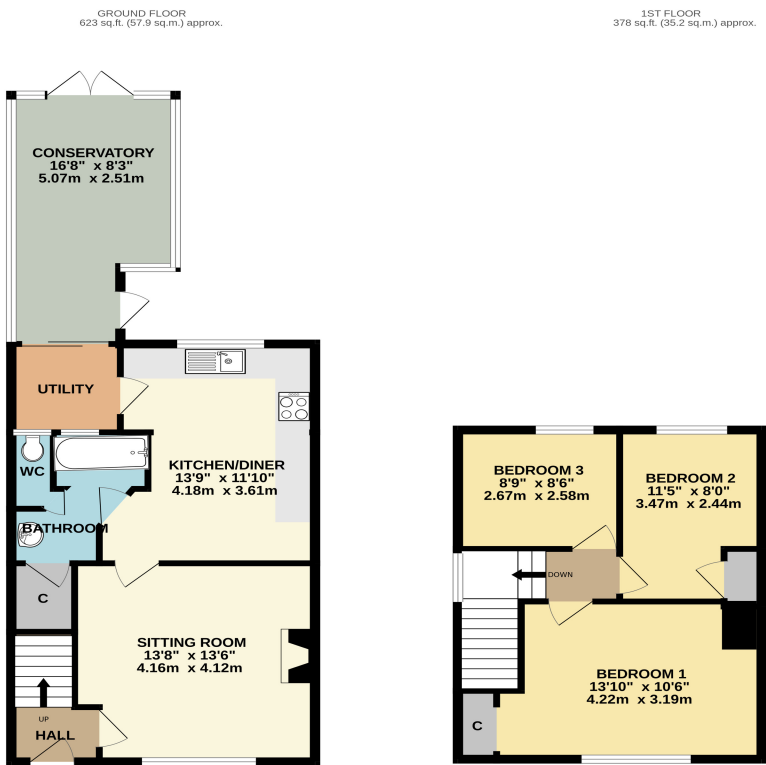
Outside

To the rear there is an enclosed garden comprising a decked seating area. Outside tap. Lawn area with mature shrubs in situ. The garden is bounded by fencing, timber gate provides access to the Village Hall car park, a further timber gate provides a shared right of way if required.

To the front a gravelled drive provides off road parking for two vehicles. Concrete path to the front door, entrance canopy above.



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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.

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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* - B
- *Asking Price* - Guide Price £250,000
- *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 change 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 Terraced 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, Baxi combi boiler located in the Kitchen that also heats the hot water.
- *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* - 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. Restricted Covenants include;- Not to use the Premises other than as a single private dwellinghouse. No Trade or Business upon the Premises or any part thereof. Not to station, cause, permit or suffer the stationing on the Premises of any caravan, tent or other mobile dwelling intended for human habitation. *More covenants in place refer to your solicitor.
- *Rights and Easements* - Right of way for No13 to walk around conservatory and across No9 (never used). We're not aware of any other 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 30/08/2025. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.