

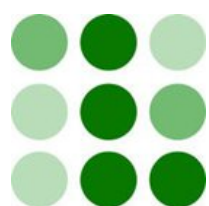


The Old Well House, Ham Hill Road,
Higher Odcombe, Yeovil, Somerset, BA22 8XE.

Guide Price £425,000

Freehold

A well proportioned and well presented two bedroom, two reception room detached home set in this popular village location. The home offers an abundance of character and also benefits from gas central heating, double glazing, two fireplaces with Multifuel Burners in situ, utility room, additional ground floor shower room, two double bedrooms, lovely enclosed rear garden that enjoys good privacy, detached garage and off road parking for multiple vehicles.

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset, BA20 1TE

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



The Old Well House, Ham Hill Road, Higher Odcombe, Yeovil, Somerset, BA22 8XE



- A Well Proportioned Two Bedroom Detached Home
- Offering An Abundance Of Character
- Two Reception Rooms
- Popular Village Location
- Two Fireplaces With Multifuel Burners In Situ
- Gas Central Heating & Double Glazing
- Lovely Enclosed Good Sized Rear Garden
- Detached Garage
- Off Road Parking For Multiple Vehicles
- Viewing Is A Must

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

Oak wooden front door to the Lounge

Lounge 7.11m (23'4") x 4.06m (13'4")

Built in open fireplace with Multifuel Burner in situ, paved hearth, stone surround. Flagstone flooring. Two radiators. TV point. Phone point. Dimmer switches. Inset ceiling spotlights. Stairs up to the Landing. Two double glazed Oak windows, both front aspects. UPVC double glazed, double opening doors to the Rear Garden. Doors to the Snug & Kitchen.

Snug/Dining Room 4.24m (13'11") x 2.96m (9'9")

Built in open fireplace with Multifuel Burner in situ. Two radiators. Inset ceiling spotlights. Dimmer switch. Double glazed windows one Oak & one UPVC, front & rear aspects.

Kitchen 4.33m (14'2") x 2.80m (9'2")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Built in double oven, & hob with extractor hood above. integrated dishwasher. Wall mounted cupboards. Built in breakfast bar. Tiled floor. Radiator. Spotlights. Three double glazed windows, front & side aspects. Two Velux windows. Door to the Utility Room.

Utility Room

Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop worksurface with cupboards below. Recess for washing machine, plumbing in place. Recess for tumble dryer. Wall mounted cupboards. Wall mounted Vaillant combi boiler. Radiator. Vinyl flooring. UPVC double glazed window, rear aspect. UPVC double glazed door to the Rear Garden. Door to the Ground Floor Shower Room.

Ground Floor Shower Room

Comprising shower with wall mounted shower in situ, tiled surround. Wall mounted wash basin. Low flush WC. Vinyl flooring. Inset ceiling spotlights. Frosted UPVC double glazed window, side aspect.

Landing

Oak wooden flooring. Two UPVC double glazed windows, both rear aspects. Doors to both Bedrooms & the Bathroom.

Bedroom One 4.73m (15'6") x 3.00m (9'10")

Radiator. TV point. Built in double fronted wardrobe. Further built in cupboard. Two double glazed windows one Oak & one UPVC, front & side aspects. Hatch to loft space.

Bedroom Two 4.27m (14') x 2.72m (8'11")

Radiator. Built in bedroom furniture. Two double glazed windows one Oak & one UPVC, front & rear aspects. Feature Port window, side aspect. Hatch to roof space.

Bathroom 2.97m (9'9") x 2.42m (7'11")

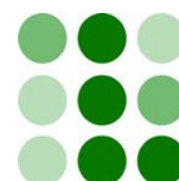
Suite comprising bath with mixer tap shower attachment, tiled surround. Vanity sink unit. Low flush WC. Radiator. Built in airing cupboard. Double glazed window, front aspect.

Outside

To the rear is a further feature to the home with a lovely sized enclosed garden that enjoys good privacy throughout. The garden is split in to two lawned sections, the first section has a timber summerhouse in situ, well stocked flowerbeds. Outside lights. Timber bin store, walkway through to the second lawn section which has a range of trees including fruit trees, shrubs & plants in situ, two greenhouses, two timber garden sheds, woodstore, fruit cage. The garden as a whole is bounded by fencing, walling and shrubs.

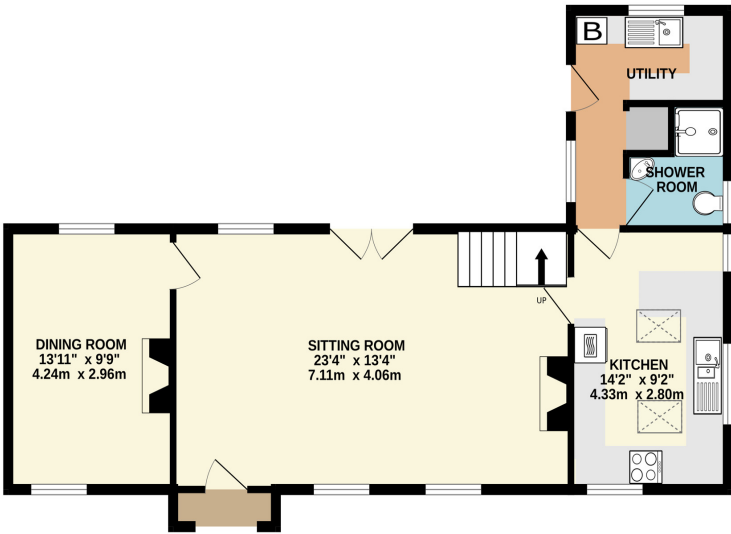
To the front there is a hardstanding walkway to the front door bounded by walling.

A gravelled driveway to the side of the home provides off road parking for multiple vehicles and also provides access to the Detached Garage - Up & over door, power & lighting in situ. The drive is approached via a five bar timber gate.

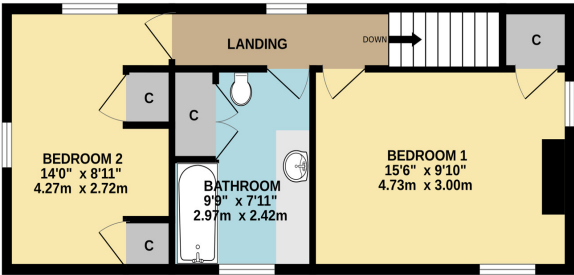


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GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.

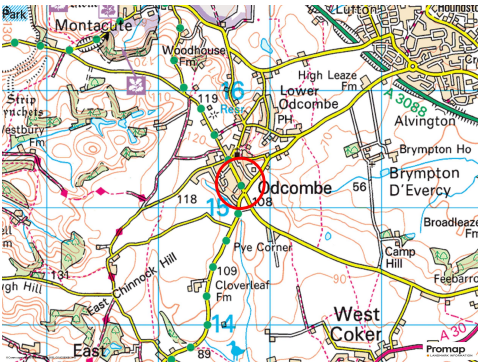
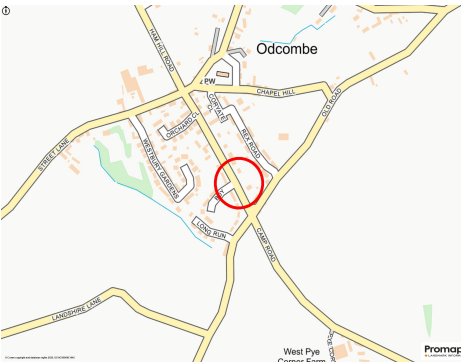
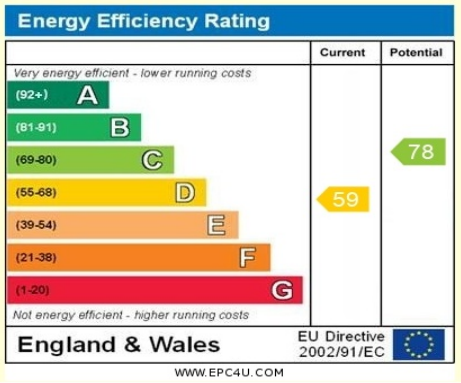


1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (107.9 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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Material Information

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

Material Information applicable in all circumstances

- *Council Tax Band* - D
- *Asking Price* - Guide Price £425,000
- *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* - 2 Bedroom 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, Vaillant combi boiler located in the Utility Room that also heats the hot water. Woodburner's in situ in the Lounge & Snug too.
- *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* - Detached 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) - 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 22/9/2025. 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.