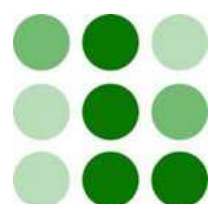




Lower Odcombe, Yeovil, Somerset, BA22 8TY

Guide Price £575,000

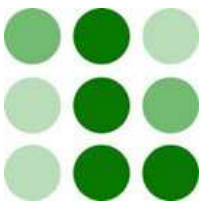
A well proportioned and well presented, 3-4 bedroom, two reception detached bungalow set in a lovely tucked away position and enjoying a good-sized garden to the side in this popular village location. The bungalow benefits from double glazing, central heating, solar panels, en-suite to main bedroom, garden room, lovely enclosed garden areas, double garage and off road parking for multiple vehicles. No Onward Chain.

 **LACEYS
YEOVIL LTD**



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

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



Goostrey, Lower Odcombe, Yeovil, Somerset,
BA22 8TY



- A Well Proportioned 3-4 Bedroom Detached Bungalow
- Lovely Tucked Away Position In This Sought After Village Location
- Enjoying a Good Sized Plot With Gardens To All Sides
- Double Garage
- Two Reception Rooms
- En-Suite To Main Bedroom
- Two Further Shower Rooms
- Gas Central Heating & UPVC Double Glazing
- Solar Panels In Situ
- 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 Reception Hall.

Reception Hall

Built in storage cupboards. Radiator. Hatch to loft space, pull down ladder in situ, part boarded. Coved ceiling. Built in airing cupboard that houses the hot water tank. Doors to the Dining Room, Two Bedrooms, Shower Room & Lobby,

Lounge 6.79 m x 4.56 m (22'3" x 15'0")

Built in open fireplace, Woodburner in situ, tiled hearth, stone surround and mantle above. TV point. Coved ceiling. UPVC double glazed, double opening doors to the Rear Garden. Throughway to the Dining Room.

Dining Room 4.09 m x 3.53 m (13'5" x 11'7")

Radiator. Coved ceiling. UPVC double glazed window, front aspect. Door to the Kitchen.

Kitchen 4.14 m x 2.97 m (13'7" x 9'9")

Comprising inset stainless steel 1 1/2 bowl sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Built in double oven, hob with extractor hood above. Recess for dishwasher, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Trail of spotlights. Tiled floor. UPVC double glazed window, front aspect. Door to the Utility Room.

Utility Room 3.15 m x 3.02 m (10'4" x 9'11")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop worksurface with cupboards below. Recess for washing machine, plumbing in place. Wall mounted cupboards. Wall mounted Glow Worm boiler. Cupboard housing the solar panel electric Platinum pack. Radiator. Tiled floor. Trail of spotlights. UPVC double glazed window, side aspect. Frosted UPVC double glazed door to the Garden Room.

Garden Room 5.41 m x 2.82 m (17'9" x 9'3")

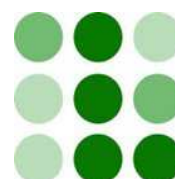
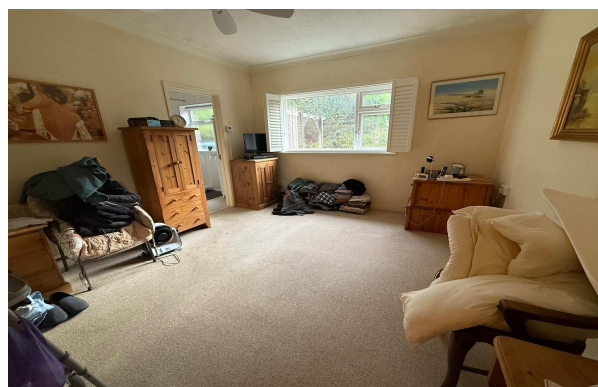
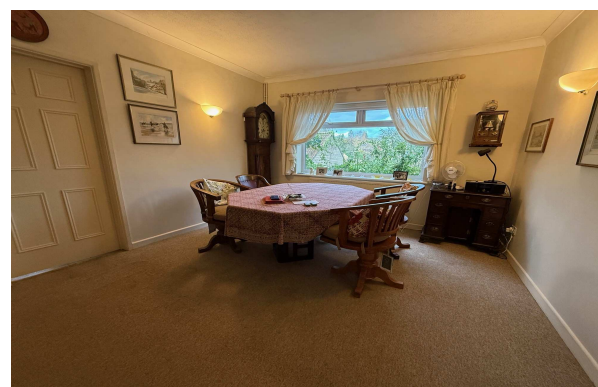
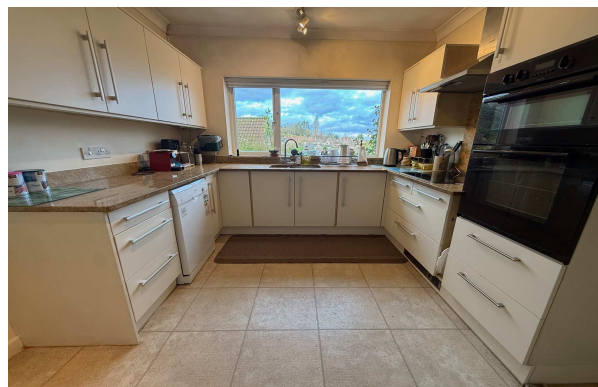
Radiator. Tiled floor. Two sets of UPVC double glazed, double opening doors to the Rear & Side Gardens areas.

Bedroom One 4.50 m x 3.58 m (14'9" x 11'9")

Radiator. Coved ceiling. UPVC double glazed window, rear aspect. Wooden shutters in situ. Door to the En-Suite Shower Room.

En-Suite Shower Room 2.43 m x 2.36 m (8'0" x 7'9")

Comprising shower cubicle with wall mounted shower, panelled surround. Vanity sink unit. Low flush WC. Heated towel rail. Wall mounted electric heater. Extractor fan. Coved ceiling. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.



Bedroom Three 4.52 m x 3.02 m (14'10" x 9'11")

Radiator. Coved ceiling. UPVC double glazed window, rear aspect. Wooden shutters in situ.

Shower Room 2.21 m x 2.03 m (7'3" x 6'8")

Comprising corner shower cubicle with wall mounted Mira shower in situ, panelled surround. Vanity sink unit. Low flush WC. Extractor fan. Heated towel rail. Vinyl flooring. Wall mounted light/shaver point. Frosted UPVC double glazed window, front aspect.

Lobby

Coved ceiling. Doors to Bedroom 3-4 & a second Shower Room.

Bedroom Two 5.11 m x 2.92 m (16'9" x 9'7")

Two radiators. Coved ceiling. Phone point. Built in storage cupboard. Two UPVC double glazed windows, both front aspects. Wooden shutters in situ on both windows.

Second Shower Room 2.39 m x 2.08 m (7'10" x 6'10")

Comprising double width shower cubicle with wall mounted Mira shower in situ, panelled surround. Vanity sink unit. Low flush WC. Heated towel rail. Vinyl flooring. Inset ceiling spotlights. Frosted UPVC double glazed window, side aspect.

Outside

The bungalow benefits from garden areas to all sides. The main section of garden is to the side side comprising of a good sized lawn area, selection of trees (including fruit trees) & shrubs in situ. Outside lights Outside tap. Paved patio area. Bounded by fencing & hedging and enjoying good privacy.

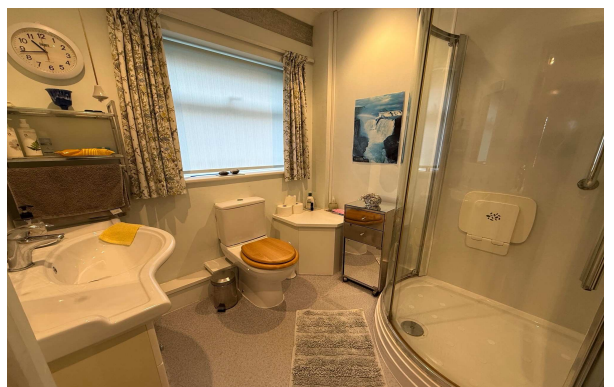
To the rear of the bungalow the paved patio continues the whole width of the bungalow, outside lights, raised borders with mature shrubs/plants in situ, again enjoying good privacy.

To the other side of the bungalow there are three timber garden sheds.

To the front a shared drive (one other property) leads up to double Iron gates that provide access to Goostrey, the drive provides off road parking for multiple vehicles & access to the **Double Garage - 5.88m (19'3") x 5.55m (18'3")** - Electric doors, power & lighting in situ. The front gardens are a mix of lawn and shrubs, steps up to the front door & garden area. Front enclosed by hedging & fencing.

Agents Notes

The sellers have not personally inspected the property and therefore are unable to verify these details as correct. If any element is of particular importance to you, please double check when you attend your own viewing.

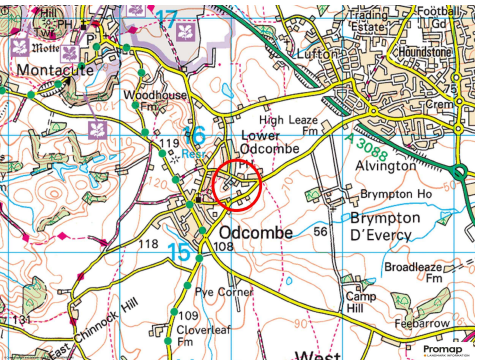
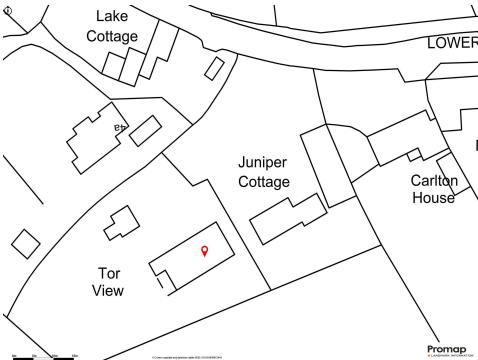
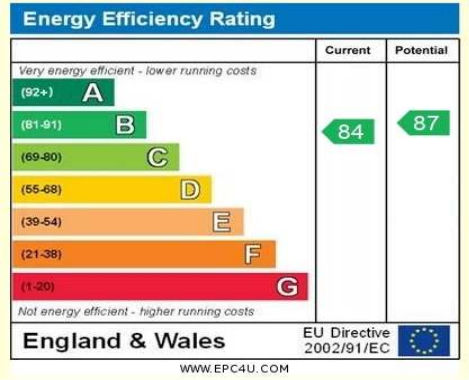


Goostrey, Lower Odcombe, Yeovil, Somerset, BA22 8TY

GROUND FLOOR
2080 sq.ft. (193.2 sq.m.) approx.



TOTAL FLOOR AREA: 2080 sq.ft. (193.2 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 areas 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, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapbox C2225



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.

Photographs/Floor Plans
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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* - F
- *Asking Price* - Guide Price £575,000
- *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* - 3-4 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, Solar Panels in situ.
- *Water Supply* - Mains on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Glow Worm boiler located in the Utility Room, Hot Water tank located in the Reception Hall cupboard.
- *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. Restricted Covenants include;- To be used as one single private dwellinghouse only. *More covenants in place refer to your solicitor.
- *Rights and Easements* - Goostrey owns the shared drive, Juniper has a right of way over it for access. 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) - B

Other Disclosures

We understand that the property partly/fully sits in a conservation area. We recommend that you make your own enquiries regarding this.

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 28/01/2025. 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.