



Orchard Close, Higher Odcombe, Yeovil,  
Somerset, BA22 8XR

Guide Price £475,000

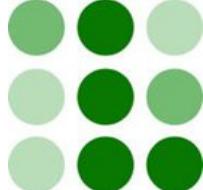
Freehold

**A very well presented & well proportioned three bedroom, two reception room detached bungalow set in this sought after village location. The bungalow benefits from oil central heating, UPVC double glazing, en-suite to main bedroom, garden room, utility room, enclosed garden areas, larger than average garage and off road parking.**

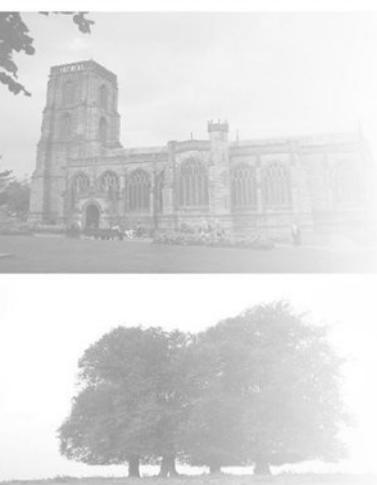


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9a Orchard Close, Higher Odcombe, Yeovil,  
Somerset, BA22 8XR



- A Very Well Presented Three Bedroom Detached Bungalow
- Two Reception Rooms
- Sought After Village Location
- En-Suite To Main Bedroom
- Garden Room
- Utility Room
- Oil Central Heating & UPVC Double Glazing
- Enclosed Garden Areas
- Larger Than Average Garage
- Off Road Parking

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 side door in to the Entrance Lobby.

#### Entrance Lobby

Frosted glazed door to the Reception Hall.

#### Reception Hall

Built in double fronted cupboard. Built in airing cupboard. Radiator. Phone point. Hatch to loft space. Deluxe vinyl flooring. Doors to Lounge, Kitchen, all three Bedrooms & the Bathroom. Archway through to the Dining Room.

#### Lounge 5.61 m x 4.24 m (18'5" x 13'11")

Built in fireplace. TV point. Radiator. Coved ceiling. UPVC double glazed window, front aspect. UPVC double glazed, double opening doors to the rear garden. UPVC double glazed sliding patio door to the Garden Room.



#### Garden Room 3.71 m x 2.39 m (12'2" x 7'10")

Coved ceiling. Tiled floor. Two UPVC double glazed windows, front & rear aspects. UPVC double glazed, double opening doors to the side garden.

#### Dining Room 4.09 m x 3.02 m (13'5" x 9'11")

Radiator. Coved ceiling. Deluxe vinyl flooring. UPVC double glazed window, side aspect.

#### Kitchen 4.17 m x 3.20 m (13'8" x 10'6")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer taps, tiled surround and rolltop worksurface with a good range of cupboards below. Built in oven & hob. Radiator. Space for table & chairs. Tiled floor. Built in larder cupboard. Extractor fan. Two UPVC double glazed windows, front & side aspects. Glazed door to the Utility Room.



#### Utility Room 3.30 m x 2.31 m (10'10" x 7'7")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface, cupboards below. Recess for washing machine, plumbing in place. Wall mounted cupboards. Space for upright fridge/freezer. Tiled floor. Coved ceiling. Frosted UPVC double glazed window, front aspect. Frosted composite door to the outside. Wooden door to the Garage.

#### Bedroom One 4.70 m x 4.01 m (15'5" x 13'2")

Built in quadruple fronted wardrobes with mirror fronted sliding doors. Radiator. Coved ceiling. UPVC double glazed window, side aspect. Door to the Wet Room.

#### Wet Room

Comprising walk in shower, wall mounted shower, oversized head, panelled surround. Wall mounted vanity sink. Low flush WC. Radiator. Tiled walls. Non slip flooring. Wall mounted light/shaver point. Extractor fan. Frosted UPVC double glazed window, side aspect.

#### Bedroom Two 4.25 m x 3.05 m (13'11" x 10'0")

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

#### Bedroom Three 3.28 m x 2.90 m (10'9" x 9'6")

Radiator. Phone point. Coved ceiling. UPVC double glazed window, side aspect.

#### Bathroom

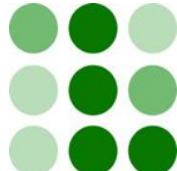
White suite comprising bath with wall mounted shower over, tiled surround. Low flush WC. Circular bowl sink unit. Radiator. Fully tiled walls. Wall mounted light/shaver point. Tiled floor. Frosted UPVC double glazed window, side aspect.



#### Outside

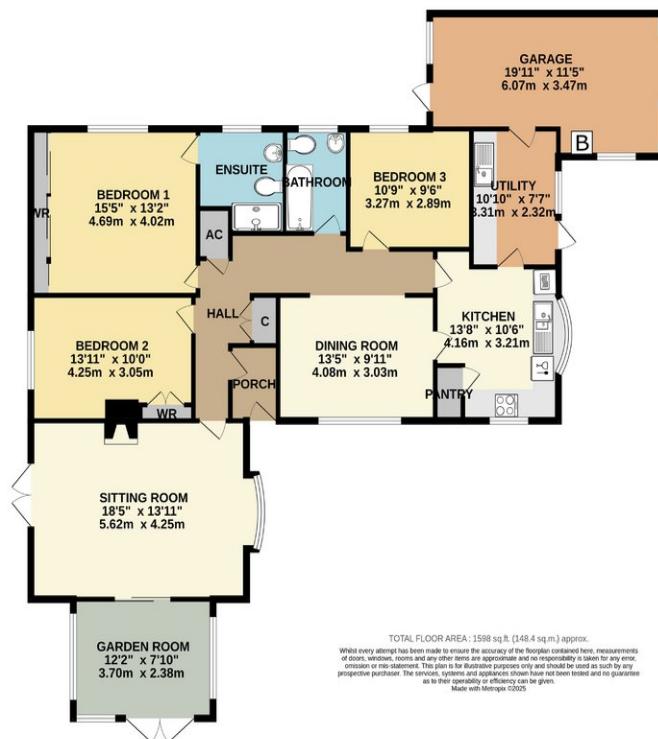
There are garden sections to all aspects of the bungalow. To the rear there is a lawn area with flowerbeds in situ, selection of plants & shrubs in situ. To one side the lawn continues, also a rockery in place. Timber garden shed. Oil tank. Outside tap. Outside light. Resin path that leads to an Iron gate providing access to the front/drive. To the other side again the lawn continues, paved patio area, gravelled section, further bordering flowerbeds, further Iron gates providing access. These areas are bounded by fencing & hedging.

To the front a resin drive provides off road parking and access to the **Garage - 6.07m (19'11") x 3.47m (11'5")** - Up & over door, power & lighting in situ, floor mounted Worcester boiler, UPVC double glazed windows, front & rear aspect. UPVC double glazed door to the side garden.

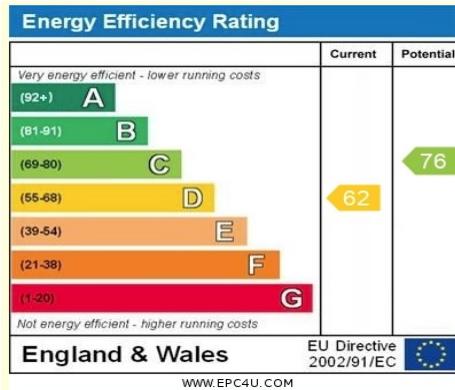


# 9a Orchard Close, Higher Odcombe, Yeovil, Somerset, BA22 8XR

GROUND FLOOR  
1598 sq.ft. (148.4 sq.m.) approx.



TOTAL FLOOR AREA: 1598 sq.ft. (148.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements and room widths are approximate and not to scale. We cannot guarantee the floorplan to be accurate to any measurement or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metropix 2025



## 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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

## **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.gov.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* - Oil Central Heating, Worcester Floor standing boiler located in the garage which 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* - 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 23/01/2026. 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.