

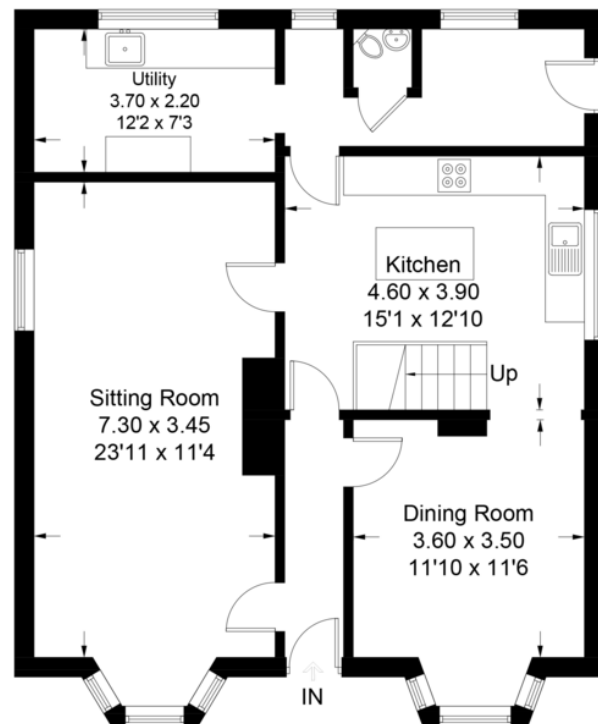


## Property Location

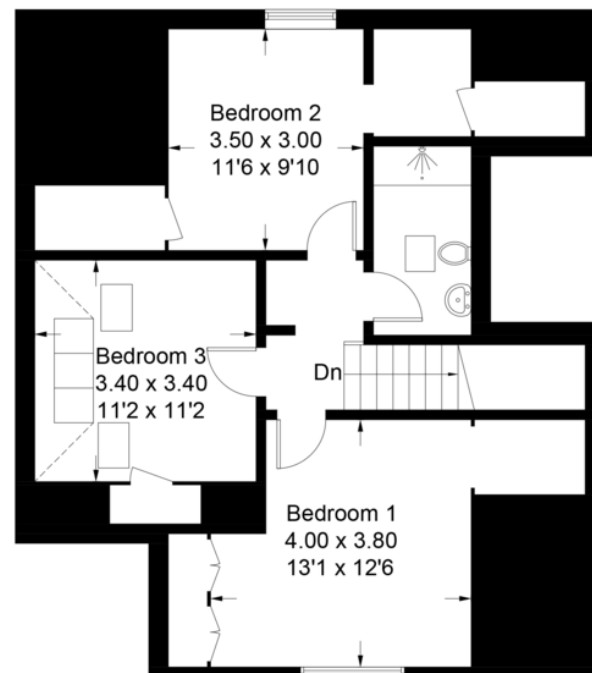
Beautifully appointed detached home in the highly desirable South Somerset village of Higher Odcombe. With gated driveway parking, garden to the rear and home office, this 3-double bedroom house is presented to the very highest standard throughout and viewing is therefore highly recommended.

### Draywood Cottage, 1 Chapel Hill, Higher Odcombe, Yeovil, BA22 8UH

Approximate Gross Internal Area = 145 sq m / 1561 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1224899)



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Higher Odcombe, Yeovil

Asking Price Of £450,000

1 Chapel Hill

Yeovil

BA22 8UH

Key features:

• Desirable Village Location

• Driveway Parking

• Home Office

• Gardens

• Modern Fixtures and Fittings

• Three Double Bedrooms

• Utility Room

• Gas Central Heating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



### Why you'll like it

Beautifully appointed detached home in the highly desirable South Somerset village of Higher Odcombe. With gated driveway parking, garden to the rear and home office, this 3-double bedroom house is presented to the very highest standard throughout and viewing is therefore highly recommended.

**ENTRANCE HALL** Wooden front door opening into the front entranceway with doors leading to the kitchen and both reception rooms. Neutral decor and grey carpet.

**SITTING ROOM** 23' 11" x 11' 3" (7.3m x 3.45m) Very large sitting room with double glazed bay window to the front and additional side aspect window. White and dark green feature wall decor with a grey carpet. Feature stone fireplace with electric stove fitted. Two radiators.

**KITCHEN** 15' 1" x 12' 9" (4.6m x 3.9m) Very attractive and spacious kitchen with the glass-sided staircase rising to the first floor to one side. Fitted high-gloss units in neutral tones with a central island and solid wood work surfaces. Fitted double electric ovens, induction hob and spaces for wine cooler and dishwasher. Wooden laminate flooring and neutral decor. Large double glazed window with side aspect and radiator.

**UTILITY ROOM** 12' 1" x 7' 2" (3.7m x 2.2m) Useful utility / boot room with cream tiled floor and a range of white units with grey work tops. Space for washing machine and tumble dryer, with the Vaillant gas boiler wall mounted. Double glazed window to the rear.

**DINING ROOM** 11' 9" x 11' 5" (3.6m x 3.5m) Second reception via opening from the kitchen, with double glazed bay window to the front. Grey textured carpet and neutral decor. Radiator.



**REAR HALLWAY** Giving easy access to the house from the driveway and garden is a double glazed side door into the spacious and light rear hallway. With two double glazed windows to the rear and plenty of space for shoes/coat storage. Cream tiled flooring and neutral decor. Radiator.

**WC Downstairs** WC with white corner toilet and hand wash basin. Cream tiled flooring and white walls. Radiator and extractor fan.

**STAIRS AND LANDING** Very attractive staircase rising to the first floor landing. With white walls and grey carpet. Solid wooden doors opening to the bedrooms and main bathroom. Loft hatch.

**BEDROOM ONE** 13' 1" x 12' 5" (4m x 3.8m) Large double bedroom with double glazed window to the front. Grey carpet and white walls. Grey fitted wardrobes plus eaves storage/access. Radiator.

**BEDROOM TWO** 11' 5" x 9' 10" (3.5m x 3m) Double bedroom with double glazed window to the rear. White walls and grey carpet. Walk-in wardrobe and two eaves cupboards/access. Radiator.

**BEDROOM THREE** 11' 1" x 11' 1" (3.4m x 3.4m) Double bedroom with 5 Velux windows. White walls and grey carpet. Eaves cupboard and radiator.

**BATHROOM** Luxury bathroom in wet-room style with white suite of toilet and basin in fitted cupboard and double shower at the far end. Grey mottled vinyl flooring and grey marble-effect wall tiling. Velux window and chrome heated towel rail. Extractor fan.

**HOME OFFICE** To the rear of the garden one of the outbuildings has been converted for use by the current owners as a home office. With power, lighting and window over-looking the garden.

**OUTSIDE** The front of the property is bordered by traditional stone wall with wooden double gate opening to the paved driveway which can easily accommodate two vehicles. The rear garden is landscaped over several levels with thoughtful planting providing shade and interest, with a decked seating area to enjoy the summer sunshine. There is a shed for garden tools etc.

