



37 Lower Odcombe
Yeovil, Somerset BA22 8TX

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An attractive and well-presented three bedroom hamstone cottage with a converted attic space and private garden. No onward chain.

- Sitting Room with Fireplace (Lobby to Garden)
- Kitchen
- Dining Room
- Three Bedrooms
- First Floor Bathroom
- Attic Room with Eaves Storage & Skylights
- Fully Enclosed Garden
- Side Pedestrian/Vehicle Access (No Parking)

GUIDE PRICE £325,000

THE AGENT SAYS...

A charming semi-detached cottage which is ready to move straight into but still offers the new owners potential to add their stamp. This could be as simple as redecorating, or a more complex alteration of the first floor layout to create a staircase to the attic room. The garden is also a lovely blank canvas for the green-fingered.

THE PROPERTY

French doors open into a small front porch which protects the sitting room from the elements. The sitting room runs the depth of the property and enjoys morning and evening light. The room is centred around an attractive fireplace with slate hearth, wooden surround and a wood-burning stove. There are pleasingly symmetrical alcoves either side of the chimney breast with built-in shelves. At the rear of the room a lobby provides access to the garden.





Off the sitting room is the kitchen which is small but perfectly formed with everything you need and a lovely outlook over the garden. The adjoining dining room offers additional storage space and comfortably accommodates a 6-seater table. The bay window at the front has potential for a lovely dining (and storage) bench to be built within it.

On the first floor there are three bedrooms - two good-sized doubles and a single - and the family bathroom. There is also an airing cupboard on the landing for linens/towels. The converted attic has plenty of space for a double bed and additional furniture, with built-in storage in the eaves. It may be possible to make this a permanent bedroom (subject to consents) - and enlarge the family bathroom - by altering the first floor layout.

OUTSIDE

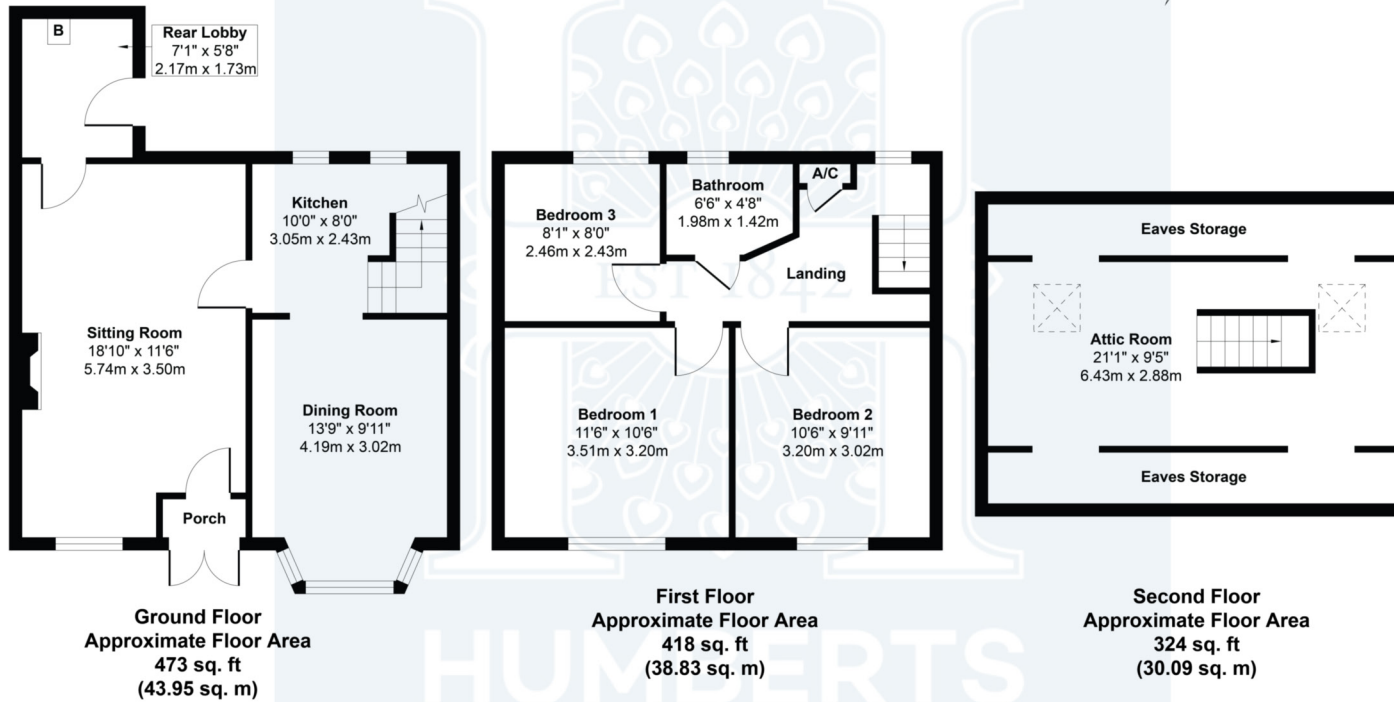
The fully enclosed garden is laid to lawn, with a paved area abutting the house, and is a blank canvas for the new owners. There is vehicular/pedestrian access to the garden at the side but no parking.

SURROUNDING AREA

Lower Odcombe is a small hamlet with a public house (Masons Arms), adjacent to the larger village of Odcombe, nestling on the foot slopes of Ham Hill Country Park. The surrounding villages of Montacute, Stoke-sub-Hamdon and West Coker offer an excellent range of day-to-day amenities. The large town of Yeovil is just a few minutes drive and here all the shopping, business and leisure facilities that one would expect are available, as well as mainline rail connections. Ham Hill Country Park is accessible by foot and has a variety of walks with stunning views over South Somerset.



Lower Odcombe, Somerset, BA22



Approximate Gross Internal Floor Area 1,215 sq. ft / 112.87 sq. m

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DIRECTIONS

From Yeovil town centre proceed along Lysander Road, past Morrisons and B&Q, and onto the A3086 Western Relief Road. At Bunford Lane continue straight over the roundabout, then take the first exit of the next roundabout, passing the Airfield Tavern pub on your left. Continue along Bluebell Road until you reach the next roundabout and turn left to Odcombe. Proceed for about 1 mile and take the right turn to Lower Odcombe. Upon entering the village, taking a sharp right-hand bend, number 37 will be found on the right-hand side.

SERVICES

Mains water, electricity and drainage. Gas-fired central heating with radiators.

LOCAL AUTHORITY

Somerset Council - Band C

ENERGY PERFORMANCE CERTIFICATE

Current Rating - E

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