



Church View, Chapel Hill, Higher Odcombe,
Yeovil, Somerset, BA22 8UH.

Guide Price £365,000

Freehold

A well presented and well proportioned five/six bedroom, three reception room semi-detached character property set in this popular & sought after village location. The home benefits from versatile accommodation and a mix of modern updates and character features. The home also benefits from two woodburners, gas central heating, double glazing, two bathrooms, cloakroom, walk in pantry, an enclosed rear garden with a wash room and off

 **LACEYS
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Church View, Chapel Hill, Higher Odcombe, Yeovil,
Somerset, BA22 8UH



- A Well Presented Five/Six Bedroom Semi-Detached Character Home
- Three Reception Rooms
- Well Proportioned, Versatile Accommodation
- Two Woodburners
- Gas Central Heating
- UPVC Double Glazing
- Two Bathrooms
- Walk in Pantry/Utility
- Enclosed Rear Garden With Wash Room
- 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

Wooden stable front door to the Reception Room.

Reception Room 3.89 m x 3.51 m (12'9" x 11'6")

Built in open fireplace with a Woodburner in situ. Radiator. Tiled floor. Built in understairs cupboard. UPVC double glazed window, front aspect. Stairs up to a Landing. Doors to the Lounge, Cloakroom, Inner Hallway & Dining Room.



Lounge 3.84 m x 3.76 m (12'7" x 12'4")

Built in open fireplace with a Woodburner in situ. Radiator. TV point. Tiled floor. UPVC double glazed window, front aspect.



Cloakroom

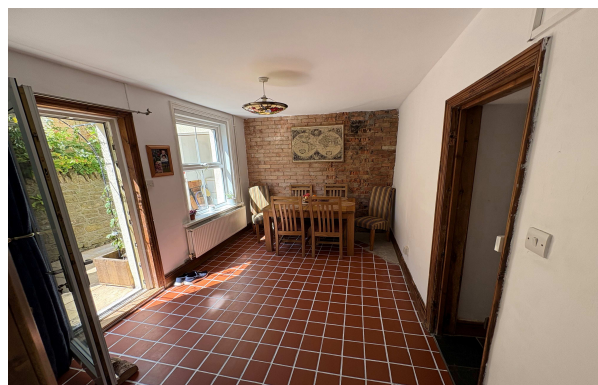
Comprising low flush WC. Vanity sink unit. Vinyl flooring.

Dining Room 4.04 m x 2.64 m (13'3" x 8'8")

Radiator. Wall mounted Worcester combi boiler. Revealed brickwork wall. UPVC double glazed window, rear aspect. UPVC double glazed door to the Rear Garden. Throughway to the Kitchen.

Kitchen 2.72 m x 2.49 m (8'11" x 8'2")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards and drawers below. Recess for Rangemaster (Included). Recess for dishwasher, plumbing in place. Recess for an undercounter fridge. Wall mounted cupboards. Tiled floor. Radiator. Two UPVC double glazed windows, both rear aspects. Velux window, rear aspect. Step down to the Walk In Larder/Utility Area.



Walk In Larder/Utility Area 3.77 m x 1.22 m (12'4" x 4'0")

Tiled floor. Space for an upright fridge/freezer.

Inner Hallway

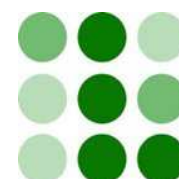
Radiator. Tiled floor. Stairs up to a Landing. Doors to the front of the home and to the Store/Workshop/Bedroom Six.

Store/Workshop/Bedroom Six 4.34 m x 3.48 m (14'3" x 11'5")

A versatile additional room currently used as a workshop area. Radiator. UPVC double glazed window, front aspect.

First Landing

UPVC double glazed window, rear aspect. Doors to Bedroom One & the Shower Room.



Bedroom One 4.70 m x 3.68 m (15'5" x 12'1")

Radiator. Pedestal wash basin. Hatch to loft space. UPVC double glazed window, front aspect.

Shower Room

Comprising a double width shower cubicle with a wall mounted Triton electric shower in situ, tiled surround. Vanity sink unit. Low flush WC. Non slip flooring.

Second Landing

Two radiators. UPVC double glazed window, rear aspect. Doors to Four Bedrooms & the main Family Bathroom.

Bedroom Two 4.04 m x 2.64 m (13'3" x 8'8")

Radiator. Built in shelving & storage space. Laminate flooring. UPVC double glazed window, rear aspect.

Bedroom Three 3.89 m x 2.82 m (12'9" x 9'3")

Built in cupboard. Radiator. Laminate flooring. Built in ornamental fireplace. UPVC double glazed window, front aspect.

Bedroom Four 3.76 m x 2.67 m (12'4" x 8'9")

Radiator. Built in cupboards. UPVC double glazed window, front aspect.

Bedroom Five 2.90 m x 2.39 m (9'6" x 7'10")

Radiator. Vinyl flooring. UPVC double glazed window, rear aspect.

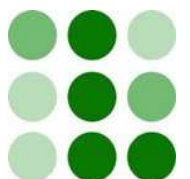
Bathroom

White suite comprising bath with a wall mounted shower above, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Tiled floor. Frosted UPVC double glazed window, side aspect.

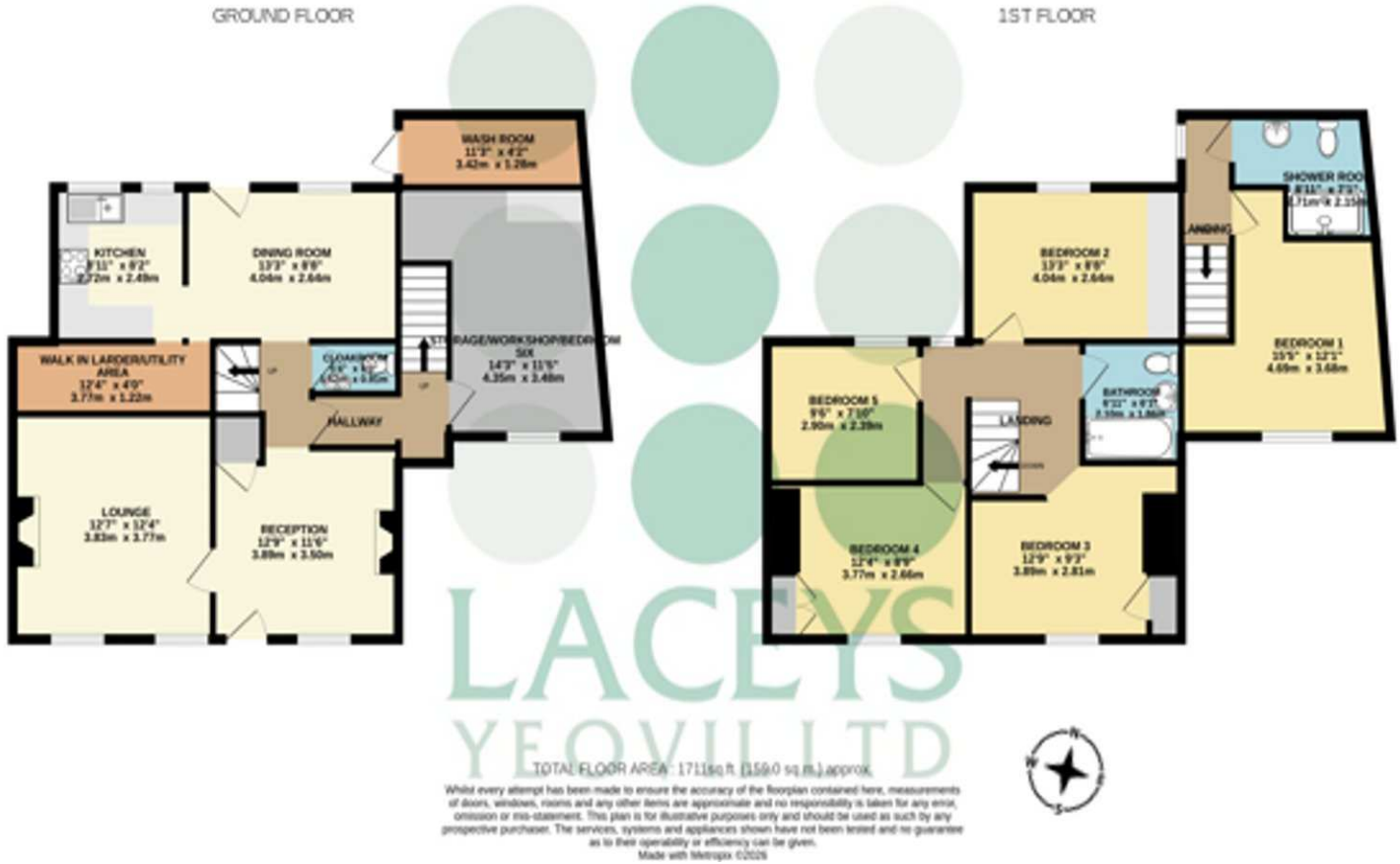
Outside

To the rear of the property there is an enclosed rear garden that comprises of a paved patio area, seating area. Outside tap. Outside light. Door the **Wash Room - 3.42m (11'3") x 1.28m (4'2")** - Power & lighting in situ, plumbing in place for a washing machine. The garden is enclosed by walling & fencing.

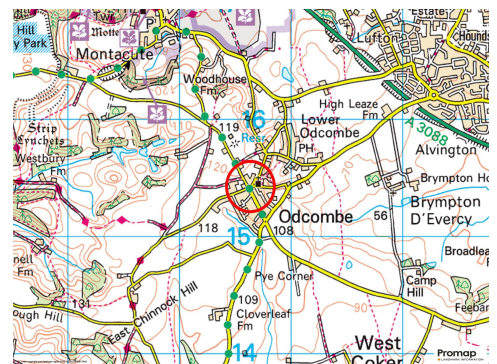
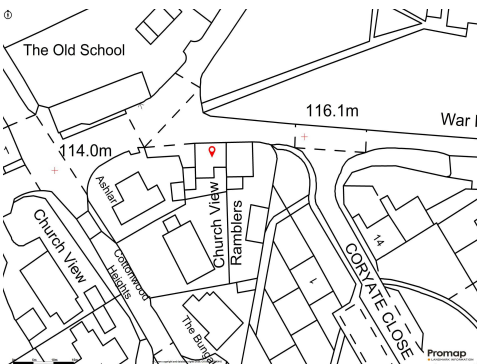
To the front/side of the house a driveway provides off road parking.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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* - D
- *Asking Price* - Guide Price £365,000
- *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 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* - 5-6 Bedroom Semi-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, Worcester combi boiler located in the Dining Room that also heats the hot water. Woodburner's in situ in the Lounge & Reception Room.
- *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* - 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

We understand that the property 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 03/07/2026. 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.