

Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



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

£435,000

Towers Wills are delighted to offer this spacious detached property in the very desirable village of Higher Odcombe. This versatile property offers spacious accommodation throughout and briefly comprises: hall, downstairs bedroom, office room, three further bedrooms, family bathroom, kitchen, large lounge/diner, attached annexe with kitchen, lounge, two bedrooms, bathroom, low maintenance rear garden, off road parking for several vehicles and integral garage.

Entrance door leading into the:

Hall

With laminate flooring, under stairs storage cupboard, radiator and stairs to first floor landing.

Downstairs Office 8'2 x 9'7

With window outlook to the front and leading to a downstairs bedroom.

Downstairs Bedroom 17'8 x 13'4

With window outlook to the rear, door leading to the garage and cupboard housing the boiler.

W.C

With hand basin, w.c and window with outlook to the rear.

First Floor Landing

With airing cupboard housing the hot water cylinder, hatch to roof space, radiator and central heating thermostat.

Kitchen 13'5 x 7'7

Fitted with timber effect work tops, some cream doors with a range of wall and base units, space for freestanding electric cooker, one and a half stainless steel sink drainer unit with mixer taps, space for freestanding fridge freezer, plumbing for washing machine, part tiled walls, radiator, window with outlook to the rear and door leading to the rear lobby area.

Rear Lobby Area

With plumbing for washing machine if required and door leading out to the rear.

Lounge/Diner 23'11 x 21'4 – maximum measurements to recess (L-shape room)

Spacious dual aspect room with outlook to the front and rear with feature gas fire and surround, two radiators, three windows with outlook to the front, sliding doors leading out to the rear, double cupboard over the stairs and TV point.

Master Bedroom 17'4 x 10'10 – maximum measurements to recess

With two windows with outlook to the rear and two radiators.

Bedroom Three 8'6 x 10'2

Window with outlook to the side and a radiator.

Bedroom Four 7'2 x 10'2 – maximum measurements

With window outlook to the front and a radiator.

Bathroom

Fitted with a timber panel bath with telephone handheld shower attachment and electric shower over, pedestal hand basin, w.c, window with outlook to the rear and tiled walls.

Annexe Accommodation

Key Features

- Spacious Detached Property with Annexe
- Huge Potential
- 6 Bedrooms
- Desirable Village Location
- Ample Off Road Parking
- Integral Garage
- Low Maintenance Rear Garden
- Early Viewing Advised

Contact Us

Towers Wills Estate Agents - Yeovil
114, Hendford Hill
Yeovil
Somerset
BA202RF
T: 01935 577032
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

UPVC part glazed entrance door leading to the:

Hall

With two radiators.

Kitchen 14'6 x 6'2

Fitted with timber effect worktops and coloured doors with a good range of units, a one and a half stainless steel sink drainer with mixer tap, Worcester boiler, plumbing for washing machine, radiator and window with outlook to the front.

Lounge 13'1 x 11'4

With door leading out to the side, window with outlook to the side, radiator and TV point.

Bedroom One 14'6 x 9'6

With window outlook to the front, radiator and hatch to storage area.

Bedroom Two 9'2 x 5'4

With window outlook to the side and radiator.

Bathroom

Fitted with a coloured suite with panel bath, pedestal hand basin, w.c, separate shower, cupboard, radiator and window with outlook to the rear.

Agents Note

Please note the annexe has separate access if required but also has access leading from the main property via a door off the stairs and also benefits from a separate boiler, separate council tax and own electrical supply consumer unit.

Garden

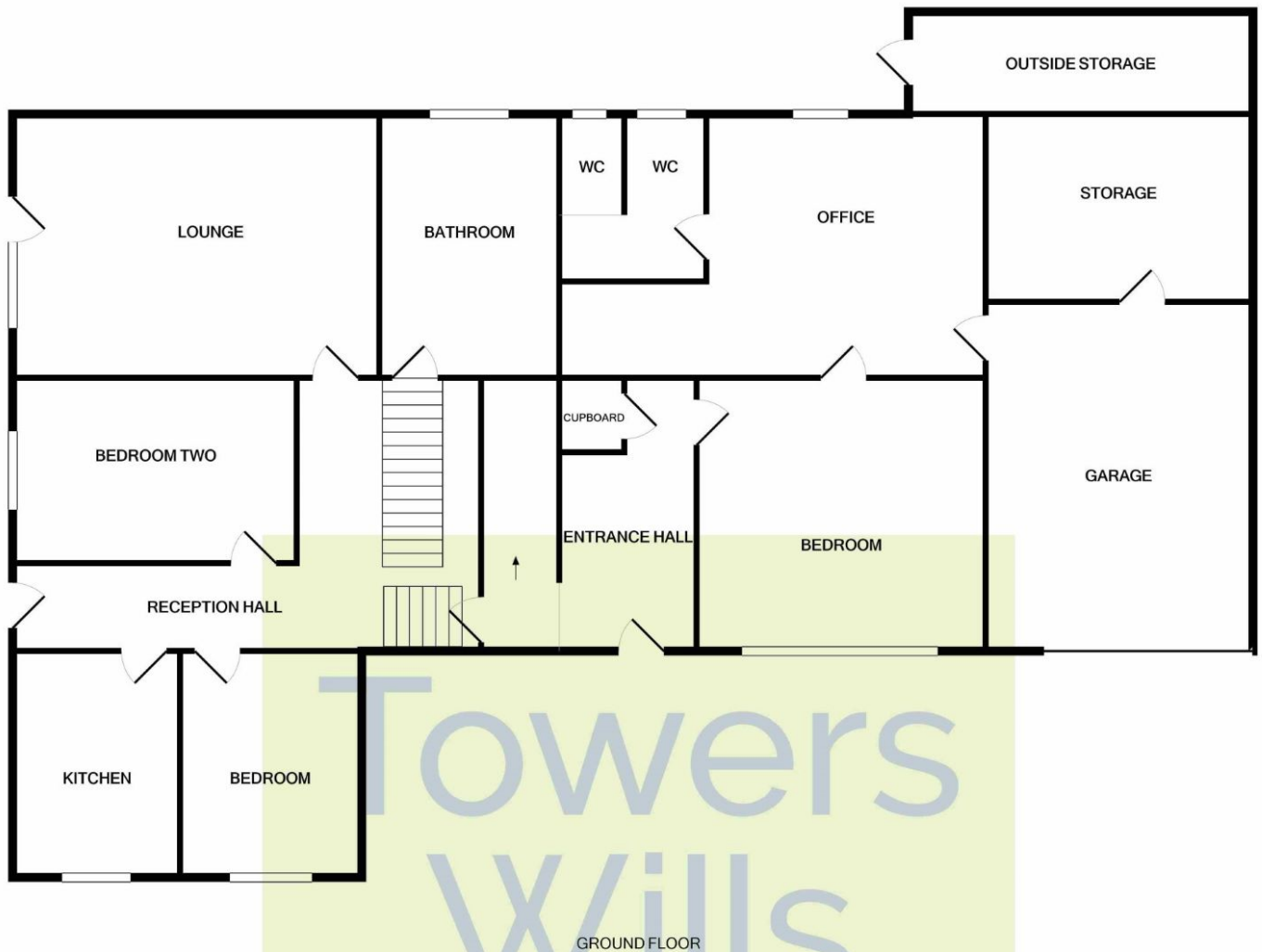
To the rear is a low maintenance garden mostly laid to lawn with decking area, shrubs, a private patio area which leads from the annexe and this has a picket fence gate to the main garden, gate leading out to the front and enclosed by lap panel fencing.

Parking

There is ample off road parking on the main residence with a driveway for several vehicles and in turn leads to the integrated garage. The annexe also benefits from a separate driveway with off road parking.



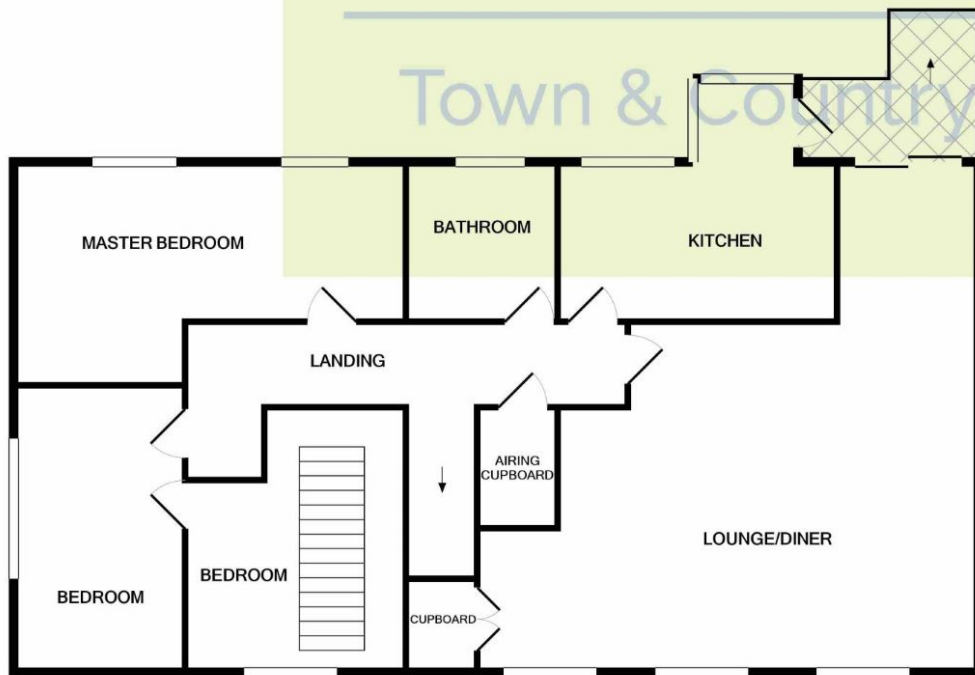
Floor Plan



Towers
Wills

GROUND FLOOR

Town & Country



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

themselves and for the vendor 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 Towers Wills or the vendor , (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 must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills 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 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

Towers Wills

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

info@towerswills.co.uk | www.towerswills.co.uk