

Towers Wills

Town & Country

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26, Rex Road, Higher Odcombe, Yeovil, Somerset
BA22 8XP

OIEO **£160,000**

Towers Wills are pleased to bring to market this two-bedroom terraced home, situated in the popular village of Higher Odcombe and offered to the market with no onward chain.

Accommodation:

In need of modernisation this leasehold property is situated in a cul-de-sac location with off-road parking and offers excellent potential for first-time buyers, investors or downsizers alike.

Selling with no onward chain, the accommodation comprises of an, enclosed entrance porch, generous sitting room with front aspect window, separate dining room with patio doors to the garden, and a spacious fitted kitchen with ample storage. An inner hallway leads to a ground floor bathroom complete with bath, separate shower, WC and wash hand basin. Upstairs offers two generous double bedrooms – the master enjoying front and rear aspect windows and a large walk-in airing cupboard.

Outside, the front of the property offers ample driveway parking, while the enclosed rear garden is low maintenance with patio areas, flower borders, and a large brick-built shed, ideal for storage or workshop use.

Higher Odcombe is a sought-after village near Ham Hill Country Park, with countryside walks, a popular nearby village pub (The Masons Arms), and easy access to Yeovil, Crewkerne and Sherborne.

A great opportunity in a desirable village location – early viewing is strongly advised.

Porch – 1.35m x 1.75m
Enclosed entrance porch.

Lounge Area – 5.01m x 3.65m
A spacious and bright lounge with ample room for seating.

Dining Area – 2.63m x 3.46m
Well-proportioned dining space, ideal for family meals or entertaining.

Kitchen – 5.00m x 2.59m
Generous kitchen area with space for appliances and plenty of work surface.

Downstairs Bathroom – 1.68m x 2.69m
Fitted with bath, separate shower cubicle, wash hand basin and WC.

Bedroom One – 5.02m x 2.61m
Spacious dual aspect double bedroom with large walk in airing cupboard.

Bedroom Two – 2.61m x 3.40m (plus recess)
A further good-sized double bedroom.

Front
Gravel driveway offering ample parking and outside tap.

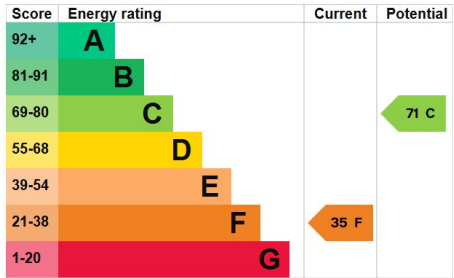
Key Features

- Two Double Bedrooms
- Leasehold/Flying Freehold
- Renovation Project
- Enclosed Rear Garden
- Driveway Parking
- Village Location near Ham Hill Country Park
- No Onward Chain
- New Roof Installed in 2022

Contact Us

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Energy Efficiency



Rear

Low maintenance rear garden with patio area and planted borders. Side access and brick-built storage shed/workshop.

Agents Note:

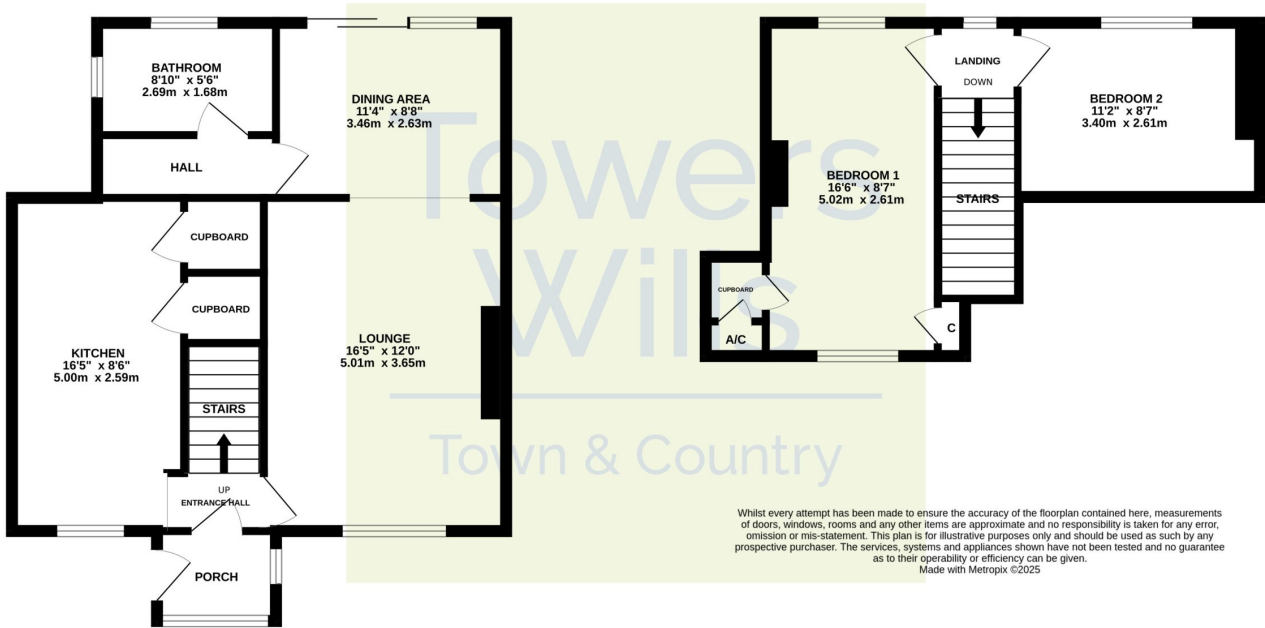
The property is leasehold and is subject to a flying freehold with the neighbouring property having a bedroom located above the lounge. If buying with a mortgage, please ensure your lender/broker is aware prior to making an offer. The vendor advises Towers Wills that the lease was 125 years from 1996 and that there is a service charge payable to Abri at £10 per annum.



Floor Plan

GROUND FLOOR

1ST FLOOR



Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for 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.

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Towers Wills

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