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Oddicombe Croft  
CV3 5PB

# Oddicombe Croft

## CV3 5PB

Nestled in the desirable area of Styvechale, Oddicombe Croft presents a splendid opportunity to acquire a spacious extended semi-detached home, perfect for families seeking comfort and convenience. This charming property boasts three well-proportioned bedrooms and a well-appointed bathroom, making it an ideal choice for those looking to settle in a welcoming community.

Upon entering, you are greeted by an inviting entrance porch that leads into a hallway, guiding you to a generous 23ft lounge, complete with a feature gas fireplace that adds a touch of warmth and character. The open plan dining room provides an excellent space for family gatherings and entertaining guests. The fully fitted breakfast kitchen is a highlight, featuring ample wall and base units, and is equipped with space for essential appliances, including a cooker, dishwasher, washing machine, and fridge. A spacious pantry offers additional storage, ensuring that this kitchen is both functional and practical.

The first floor accommodates a family bathroom alongside two double bedrooms and a single bedroom, providing ample space for relaxation and rest.

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selling quality  
property since 1995





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## Dimensions

### GROUND FLOOR

#### Porch

0.86m x 2.69m

#### Hallway

3.00m x 1.85m

#### W/C

1.55m x 0.86m

#### Living Room

7.59m x 5.61m

#### Kitchen

2.87m x 5.33m

### FIRST FLOOR

#### Bedroom One

3.91m x 2.57m

#### Bedroom Two

3.53m x 2.54m

#### Bedroom Three

2.74m x 2.31m

#### Bathroom

1.65m x 2.26m

### OUTSIDE

#### Log Cabin

4.88m x 2.84m



# Floor Plan



Total area: 1203.00 sq ft

**Disclaimer**

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

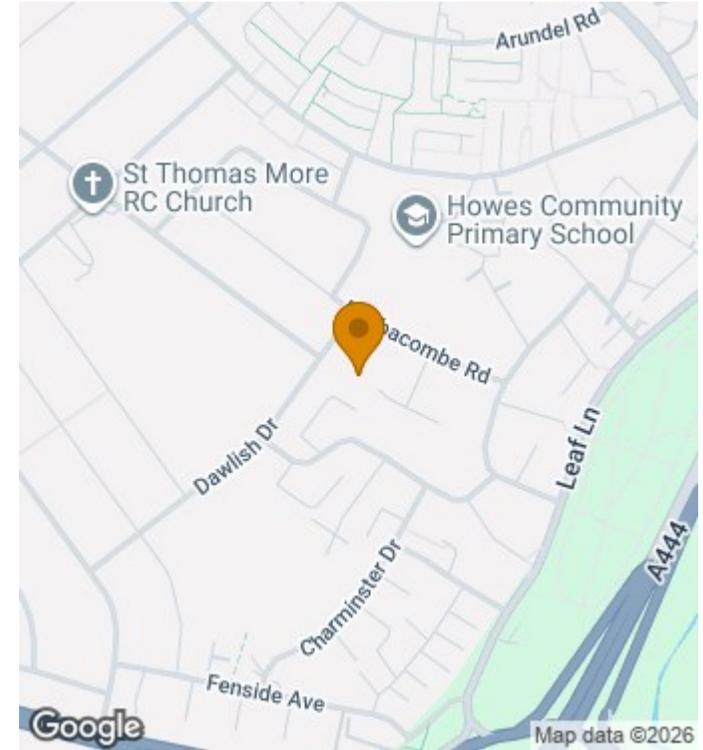
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

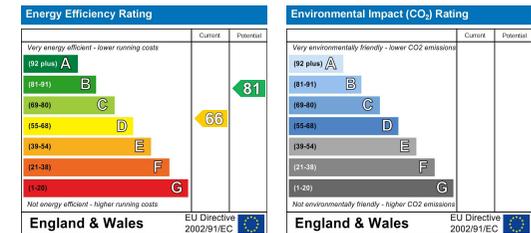
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# Location Map



# EPC



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