



FOR SALE

Flat 2, Coker Crescent, West Coker, BA22 9NT

£125,000



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Located in the charming and sought-after village of West Coker, this well-presented 2-bedroom first-floor flat offers comfortable, low-maintenance living in a great location.

The property is in ready-to-move-in condition, featuring a bright and airy living space, two well-sized bedrooms, a modern kitchen, and a well-maintained bathroom.

With one allocated parking space, convenience is guaranteed. Perfect for first-time buyers, downsizers, or investors, this flat combines practicality with village charm—just a short distance from local amenities and countryside walks.

Early viewing is highly recommended—don't miss out on this fantastic opportunity!

£125,000



LOCATION

West Coker is a popular village circa 3 miles to the west of Yeovil.

The village has several amenities including primary school, doctors, butchers, post office, pub, restaurants, hotel, village hall and garage.

A much wider range of amenities can be found within 3 miles of Yeovil including railway connections to London/Waterloo.

Approach

The property is accessed via a gravelled parking area, offering a neat and practical entrance with ample space for one vehicle.. A double-glazed entrance door leads to a private staircase, guiding you up to the flat and setting the tone for a quiet, self-contained living experience.

Kitchen

The kitchen features a range of classic Shaker-style wall and base units, offering both style and functionality. There's space for a cooker, washing machine, and fridge freezer, making it ideal for everyday living. Practical touches include an extractor fan and tiled splashbacks, combining convenience with a clean, timeless finish

Lounge

This generously sized room offers flexible living options—perfect as a comfortable lounge or a combined lounge-diner. A large window and two skylights flood the space with natural light, creating a bright and welcoming atmosphere. An electric heater ensures warmth and comfort throughout the seasons.

Bedroom One

A spacious double bedroom featuring soft carpeting underfoot and a large window that brings in plenty of natural light. An electric heater ensures a cosy environment, making this an inviting space for rest and relaxation.

Bedroom Two

A comfortable single bedroom with a rear-aspect window offering peaceful views. Finished with carpeted flooring and an electric heater, this room is ideal as a guest bedroom, home office, or nursery.

Bathroom

The bathroom features a modern white suite, including a low-level WC and a bath with shower over, offering flexibility for both quick showers and relaxing soaks. Partially tiled walls provide a practical and stylish finish, making this space both easy to maintain and visually appealing.

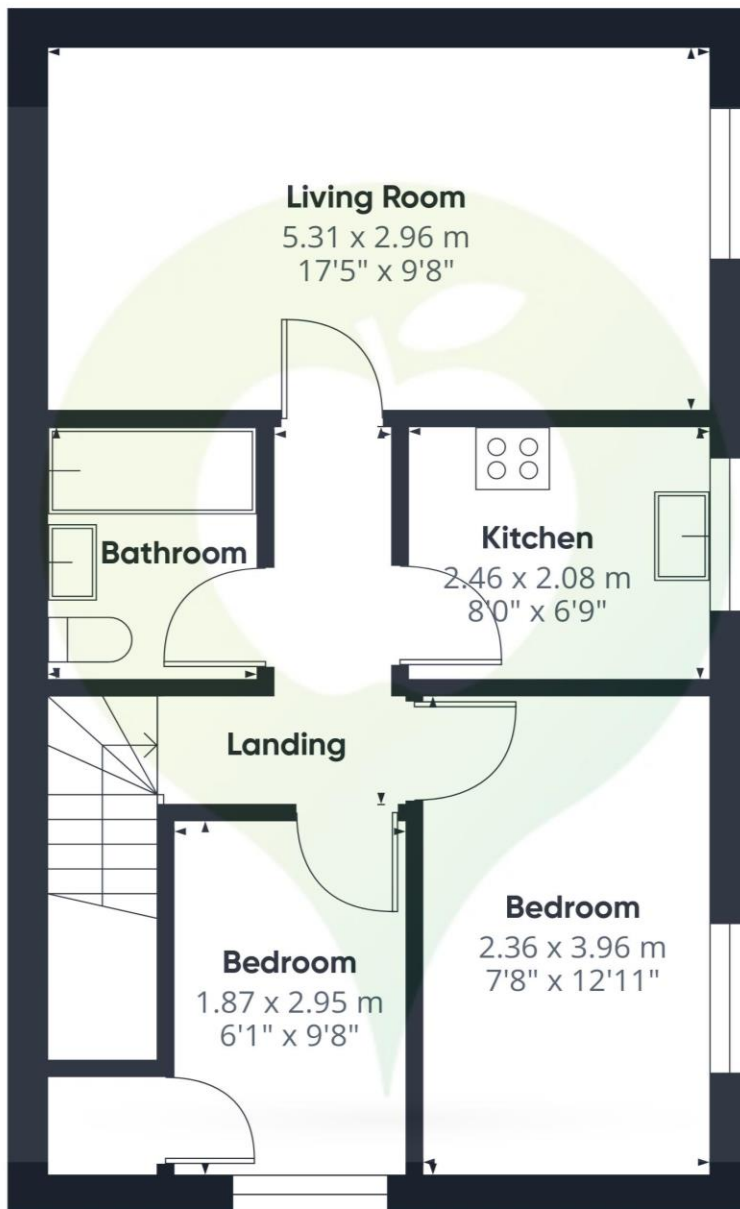
Parking

The property benefits from allocated parking for one car, providing convenient and secure off-road parking directly associated with the property.

Material Information

- Leasehold Property - 94 Years remaining on the lease.
- Council Tax Band - B
- EPC- D Ground Rent - £50 pa and building insurance approx. £200 pa
- Air Ventilation system throughout the property
- Recently decorated with new carpets throughout
- Allocated parking for 1 vehicle
- Mains Drainage, Water and Electric
- Boiler - Immersion Heater
- Flood Zone 1 - Low risk of flooding from rivers and sea
- Broadband - Superfast 80 mbps





Floor 2



Approximate total area⁽¹⁾

44 m²
474 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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