



FOR SALE

49 High Street, West Coker, BA22 9AS

£275,000



ORCHARDS
ESTATES

An exciting opportunity to purchase a three bedroom, end of terrace house in the popular village of West Coker.

Benefitting from both front and rear gardens, the house has a front aspect sitting room, kitchen diner and sunroom leading to a downstairs wc and walk in utilities cupboard.

There is also rear access to the garden with a range of developed shrubs and trees.

On the first floor are three bedrooms and a family bathroom.

Positioned just minutes from Yeovil, the house enjoys high ceilings and a leafy outlook.

Parking is on road to the front of the property.



£275,000



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

Approach

Set in the village of West Coker in an elevated position the house is approached up steps and path through the front garden to the main entrance. A side path also provides access to the rear of the property and the very nice setting of the rear garden.

Ground Floor

Entrance hall with stairs to the first floor providing storage under. The first door takes you to the spacious sitting room which offers elevated panoramic views of mature shrubbery, trees and this distance countryside through a bay style front window. The kitchen with space for a large dining table is set to the back of the property. A door off this then opens to the sunroom which is spacious enough again for a dining table and chairs. This space also benefits by providing separate access to a utility/boiler room and to a downstairs WC. Rear doors to the

sunroom open out on to the patio and garden.

First Floor

Distributing to provide two large double bedrooms, a smaller double and the family bathroom.

Garden

Initial garden is patio with steps up to the lawned area which is private and provides a little oasis of calm and serenity in a setting filled with nature.

Material Information

- Freehold House
- EPC Rating: E
- Council Tax Band: B
- Oil Fired Central Heating System
- Chimney last swept in Autumn 2023
- The loft does not have a ladder, however it is part boarded and has light
- OFCOM: Superfast Broadband Available
- Flood Zone 1: Land within flood zone 1 has a low probability of flooding from rivers and the sea.

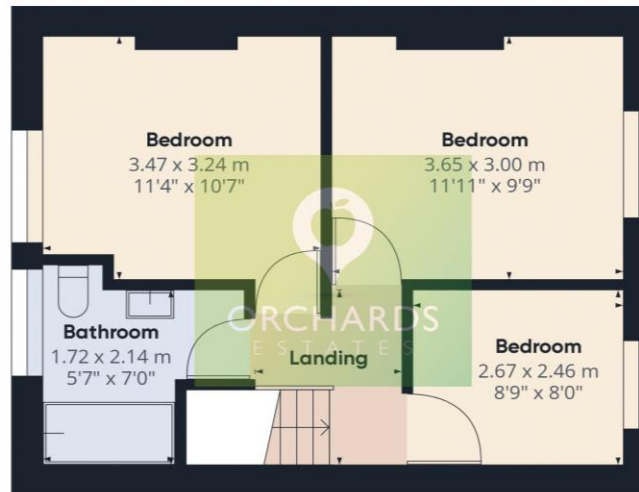


Directions

Using West Coker as your starting point (outside Lanes Hotel), head through the village (towards Crewkerne) and your destination will be on the left. The property will be easily identified with an eye catching Orchards Estates FOR SALE Sign and one of our experienced team will be there to greet you, show you around and answer any questions you may have.
<https://w3w.co/sublet.lavished.orders>



Floor 1



Floor 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
 90.77 m²
 977.02 ft²

Reduced headroom
 1.07 m²
 11.46 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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01460 477977 or 01935 277977

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Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

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