



**Towers  
Wills**

Town & Country

**The Bower, Mill Lane, East Coker, Yeovil, Somerset, BA22 9LE**

**£600,000**

📞 01935 577 032 | 01460 298 530 | ✉ [info@towerswills.co.uk](mailto:info@towerswills.co.uk)



Towers Wills are pleased to present this spacious detached family home to market. Situated in the much sought-after village of East Coker, the property is tucked away in a quiet cul-de-sac and benefits from; driveway parking, double garage, good sized front & rear gardens, downstairs cloakroom, sitting room, separate dining room, kitchen, utility, family bathroom and four/five bedrooms (the downstairs study could be converted to a 5<sup>th</sup> bedroom with the storeroom making a potential en-suite).

- \* Spacious Detached
- \* Desirable Village Location
- \* Cul-de-Sac Position
- \* Four/Five Bedrooms
- \* Two Reception Rooms
- \* Good Size Gardens
- \* Ample Off Road Parking
- \* Double Garage
- \* Early Viewing Advised



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



**Entrance Hall**

Single glazed door to the front, radiator and under stairs storage.

**W.C**

Double glazed window to the front, wash hand basin and w.c.

**Sitting Room 4.71m x 5.33m – maximum measurements**

Double glazed window to the front, double glazed patio doors to the rear, two radiators and log burner.

**Dining Room 4.18m x 3.55m – maximum measurements**

Double glazed windows to the front and side, radiator and serving hatch to the kitchen.

**Study/Bedroom Five 2.50m plus door recess x 3.31m – maximum measurements**

Double glazed window to the front, radiator and door to store room.



**Store Room 1.69m x 2.51m – maximum measurements**

Double glazed window to the side.

**Kitchen 3.67m x 2.60m – maximum measurements**

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one bowl sink drainer, double glazed window to the rear, space for electric cooker and space for dishwasher.

**Utility 2.52m x 2.36m – maximum measurements**

With loft hatch (large attic space), radiator, space for fridge freezer, oil-fired boiler, space for washing machine, stainless steel one bowl sink drainer and double glazed window and door to the rear garden.



#### **First Floor Landing**

Double glazed window to the front, radiator and airing cupboard which includes radiator.

#### **Bathroom**

Suite comprising bath with shower over, wash hand basin, w.c, double glazed window to the side and radiator.

#### **Bedroom One 3.56m x 2.76m plus door recess**

Double glazed windows to the front and side, radiator, built-in double wardrobe and open archway to en-suite shower and wash hand basin.

#### **Bedroom Two 4.75m x 2.78m**

Double glazed windows to the front and rear and radiator.

#### **Bedroom Three 2.45m x 2.80m plus door recess**

Double glazed window to the rear, radiator, built-in double wardrobe and loft access.

#### **Bedroom Four 2.71m x 2.21m – maximum measurements**

Double glazed window to the rear and radiator.



#### **Front Garden**

To the front of the property is a gravel driveway leading to the double garage, lawn area with mature trees and shrubs, planted beds and side gate access.

#### **Double Garage**

Includes two double 'barn style' doors to the front and personal door to the rear garden.

#### **Rear Garden**

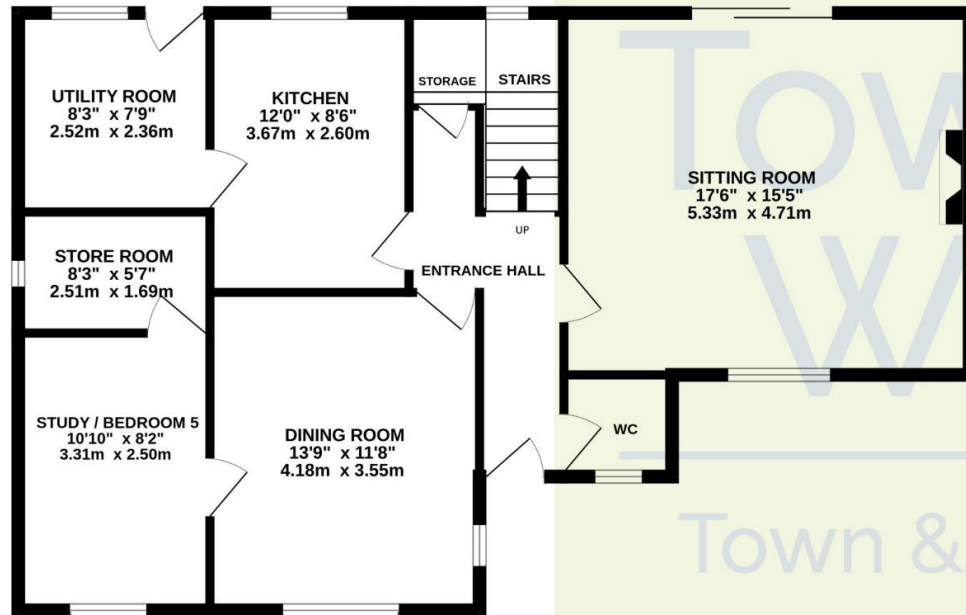
To the rear the garden is largely laid to lawn with patio area, outside tap and oil tank to the side.

#### **Situation**

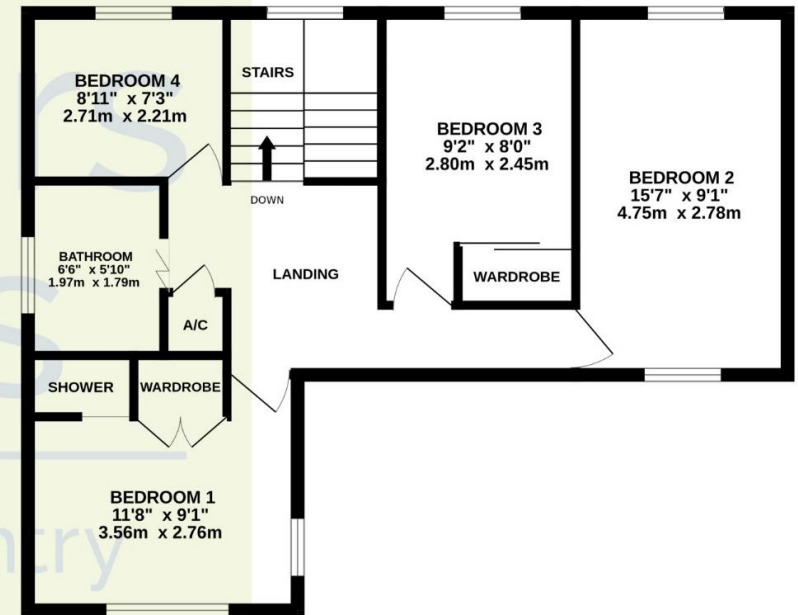
Situated in the desirable village of East Coker, offering facilities including primary school, traditional pub, village hall and parish Church. There is a mainline railway service from Yeovil Junction and Sherborne to London Waterloo. Shopping, business and recreational facilities can be found in the regional centre of Yeovil (approximately 3 miles) and the Historic Abbey Town of Sherborne (approximately 7.5 miles). The A303 lies approximately 7 miles and provides direct East/West links to the M3 to London. There is an excellent choice of local schools including Sherborne School, Hazlegrove Preparatory School at Sparkford as well as Leweston School and Millfield School.



## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2023

**T: 01935 577032 E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)**

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

**[www.towerswills.co.uk](http://www.towerswills.co.uk)**

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. 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.