

for sale

offers over **£475,000**



West Coker Road Yeovil BA20 2HH

BEAUTIFUL FAMILY HOME! Connells Yeovil are elated to welcome Coker Lodge to the market! This executive detached house is set back from the sought after West Coker Road and is nestled between mature trees, giving any would be buyer peace and privacy. Viewing is Essential.

West Coker Road Yeovil BA20 2HH

Entrance Hall

Composite front door, frosted front aspect double glazed window, access to all rooms and integral garage and stairway.

Cloakroom

Double glazed window to the rear, extractor, wc and a vanity wash hand basin.

Lounge

16' 8" into Bay x 14' 6" into Recess (5.08m into Bay x 4.42m into Recess)

Fully carpeted with a front aspect double glazed bay window. The focal point of the lounge is the top of the range multi fuel burner sat upon a tastefully decorative tiled hearth that is below a solid wood mantle.



Kitchen/ Diner

18' 7" x 14' 5" (5.66m x 4.39m)

Fitted kitchen with wall and base units including an integrated sink, double oven, dishwasher and central island. Dining area with space to a dining table and patio doors that open out to the rear garden. Side aspect double glazed window and high quality herringbone engineered flooring throughout.

Landing

Skylight.

Bedroom 1

14' 6" x 10' 2" + Door (4.42m x 3.10m + Door)

A double bedroom with double glazed window to the front and a radiator

En Suite

Shower cubicle, wc, vanity wash hand basin and heated towel rail.

Bedroom 2

16' 6" x 14' 6" (5.03m x 4.42m)

A double bedroom which is considered large, 2 x double glazed windows to the front, 2 x double glazed windows to the rear and 2 x radiators.

Bedroom 3

12' 3" x 8' 3" (3.73m x 2.51m)

A double bedroom with dual aspect double glazed windows to the rear and side and a radiator.

Bathroom

Family Bathroom with a tiled floor and partially tiled wall. Double glazed window to the rear, double shower, airing cupboard, heated towel rail and a vanity wash hand basin.

Outside

Front Garden

Laid primarily to lawn, with trees acting as a natural privacy barrier, two of which are protected.

Rear Garden

Private fenced rear garden, which is primarily laid to lawn additionally having a patio, ideally suited for al fresco dining, access to the front of the property along both side of the property with one side also having a shed and vegetable patch.

Garage

Integral garage with an electric door, additional rear door and double glazed rear window, utility area together with the water harvesting system.







Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: YOY312439 - 0010

Tenure: Freehold

EPC Rating: B

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