

for sale

guide price **£600,000**



## Gould Gardens West Coker Road Yeovil BA20 2GH

Connells are delighted to be chosen to market this fantastically presented 4 double bedroom detached property in the sought after West Coker Road location.

Sold with NO ONWARD CHAIN this property really needs to be seen to be fully desired, so don't delay call 01935 431129 TODAY to book a viewing!

# Gould Gardens West Coker Road Yeovil BA20 2GH

## Entrance Hall

Double glazed window to the front, under stairs storage cupboard with light, safe and shelves.

## Cloakroom

Double glazed window to the front, wc, wash hand basin and a radiator.

## Lounge

18' 7" x 11' 3" (5.66m x 3.43m)

Double glazed window to the front, radiator and French doors to the garden.

## Music Room

11' 3" x 10' 3" (3.43m x 3.12m)

Double glazed windows to the front and side and a radiator.

## Kitchen/ Diner

Fitted kitchen with a range of wall and base units, integrated dishwasher and fridge/freezer, eye level double oven and warming drawer, intelligent extractor over gas hob, combined microwave oven, 1 1/2 sink with drainer with Quooker taps. Door to utility room, French doors and double glazed door to the garden, radiator and 2 x double glazed windows to the side. The kitchen is also fitted with mood lighting.



### **Reception Room/Study**

11' 3" x 8' (3.43m x 2.44m)

Double glazed window to the side, built in desk all around with storage underneath. Radiator.

### **Utility Room**

Wall and base units with worktops, space for a washing machine, dog bath with shower over, radiator, spotlights and a wine fridge.

### **Landing**

Double glazed window to the rear, loft hatch with light, 2 x airing cupboards and a radiator.

### **Bedroom 1**

17' 6" x 12' 5" Max (5.33m x 3.78m Max)

2 x double glazed windows to the front, 2 x double glazed windows to the rear, spotlights, 2 x radiators and 3 x fitted double wardrobes.

### **En Suite**

Shower cubicle with rainfall shower, shaver point, heated towel rail, double glazed window to the side, wc, wash hand basin and spotlights.

### **Bedroom 2**

11' 7" x 14' 6" (3.53m x 4.42m)

Double glazed window to the front, radiator, double wardrobe, fitted wardrobes open to the en suite, spotlights.

### **En Suite**

Double glazed window to the rear, wc, wash hand basin, built in vanity, spotlights, heated towel rail, radiator, mirror and a shower cubicle with rainfall shower.

### **Bedroom 3**

12' x 10' 6" (3.66m x 3.20m)

Double glazed windows to the front and side, radiator, double fitted wardrobes and spotlights.

### **Bedroom 4**

11' 4" x 6' 1" (3.45m x 1.85m)

Double glazed window to the side, spotlights, built in desk, double and single wardrobes. Radiator.

### **Bathroom**

Double glazed window to the front, bath with a rainfall shower over, heated towel rail, shaver point, vanity unit, wash hand basin, wc, electric mirror, spotlights and mood lighting.



## Outside

### Front Garden

Lawned area all around the corner plot, bushes and a patio area to the front door.

### Rear Garden

Enclosed by brick, western facing lawn area, floodlights, outside tap, lights x 3, gate to the front, electric point, electric awning over patio area, steps upto the garage conversion and a gate to driveway parking.

### Parking

Off road parking for 2/3 cars with electric charging point.

### Garage Conversion

Currently being used as a Gym, also containing units, worktops, power, tv point, separate heat and electric system and loft access. Double glazed window to the front.

### Agents Note

The Vendor has advised there is a yearly service charge of £309.48 for property management fees.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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Property Ref: YOY312971 - 0004

**Tenure:** Freehold

**EPC Rating:** B

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