

for sale

offers over **£425,000**



Ryefields Close West Coker Yeovil BA22 9DA

Located in the sought after village of West Coker is this four bedroom home which is situated in a quiet cul de sac. This home benefits from multiple reception rooms, utility, downstairs wc, four bedrooms (one en suite), shower room, driveway and garage to the front and a fantastic rear garden!

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Entrance Porch

Door to the side.

Cloakroom

Wc, single glazed window to the side and part tiling.

Lounge/ Diner

24' 5" x 22' 4" into Recess (7.44m x 6.81m into Recess)

Double glazed windows to the front and side, door to the front, 3 x radiators, fireplace and patio doors to the side.

Dining Room

17' 3" x 10' (5.26m x 3.05m)

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



Kitchen

15' x 8' 11" (4.57m x 2.72m)

Fitted kitchen with a range of wall and base units, double glazed window to the rear, radiator, space for a dishwasher, electric double oven and hob and part tiling.

Utility Room

9' 10" x 9' 1" (3.00m x 2.77m)

Door to the rear, double glazed window to the rear, oil boiler and space for a washing machine.

Conservatory

UPVC and patio doors to the garden.

Landing

Loft access and storage cupboard.

Bedroom 1

11' 2" + Wardrobes x 11' 10" + Door Recess (3.40m + Wardrobes x 3.61m + Door Recess)

Double glazed window to the side, radiator and built in wardrobes.

En Suite

Double glazed window to the rear, bath, vanity wash hand basin, wc and heated towel rail.

Bedroom 2

10' 8" x 11' 10" + Wardrobes (3.25m x 3.61m + Wardrobes)

Double glazed window to the front, radiator and built in wardrobes.

Bedroom 3

15' 5" Max x 10' (4.70m Max x 3.05m)

Double glazed window to the front, radiator, storage cupboard and restricted head height.

Bedroom 4

12' 2" Max x 7' 8" (3.71m Max x 2.34m)

Double glazed window to the front.

Shower Room

Shower cubicle, vanity wash hand basin, wc, double glazed window to the rear, heated towel rail and part tiling.

Outside

Front Garden

Driveway.

Rear Garden

Rear garden with walling, patio, lawn, borders, shrubs, plants, pond, trees, shingle area, oil tank and a greenhouse.

Garage

Electric door, power, light and a single glazed windows to the rear and side.







Ground Floor

First Floor

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

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T 01935 431 129
E yeovil@connells.co.uk

1-3 Princes Street
 YEOVIL BA20 1EW

Property Ref: YOY313016 - 0003

Tenure: Freehold

EPC Rating: Awaited

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