



Font Villas, West Coker, Yeovil, BA22 9BY

welcome to

Font Villas, West Coker, Yeovil

A three bedroom semi detached family home, offered for sale with no onward chain, situated in the desirable village of West Coker. The accommodation has recently been fully renovated to a high standard throughout boasting a wealth of space and natural light.



Entrance

Double glazed door to the side, with a storm porch over, opening into:

Entrance Hall

Double glazed window to the side. Stairs rising to the first floor. Radiator. Door opening into:

Lounge/ Diner

17' 6" max x 11' 6" max (5.33m max x 3.51m max)

A lovely light and spacious room with double glazed windows to the front and rear. Feature fireplace with tiled hearth. Aerial point. Radiator.

Fitted Kitchen

10' x 6' 2" (3.05m x 1.88m)

Double glazed window to the rear. Double glazed door opening to the garden. A range of recently fitted modern wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated ceramic hob with cooker hood over and electric oven below. Space for fridge/freezer. Radiator.

Utility

7' 7" x 5' 4" (2.31m x 1.63m)

Double glazed window to the side. Double glazed door to the rear opening to the garden. Work surface with plumbing for washing machine and space for undercounter fridge.

Bathroom

Double glazed windows to the front and side.

Recently fitted white suite comprising enclosed bath with mixer tap and shower over. Wash hand basin inset to vanity unit with storage below. WC. Towel radiator.

First Floor Landing

Access to the loft space. Radiator.

Bedroom One

14' 2" max x 8' 5" max (4.32m max x 2.57m max)

Double glazed window to the rear overlooking the garden. Radiator. Door opening into:

En Suite

Double glazed window to the front. A recently fitted suite comprising a double walk in shower cubicle, wash hand basin inset to vanity unit and WC. Towel radiator.

Bedroom Two

12' 2" x 6' 3" (3.71m x 1.91m)

Double glazed window to the rear overlooking the garden. Radiator.

Bedroom Three

9' 5" x 8' 9" (2.87m x 2.67m)

Double glazed window to the front. Built in cupboard. Radiator.

Cloakroom

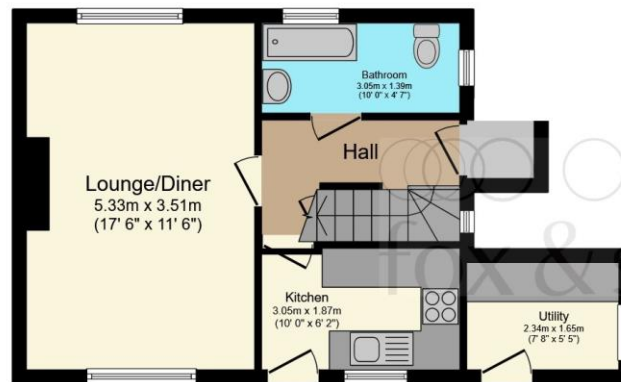
Suite comprising wash hand basin and WC. Radiator.

Front Garden

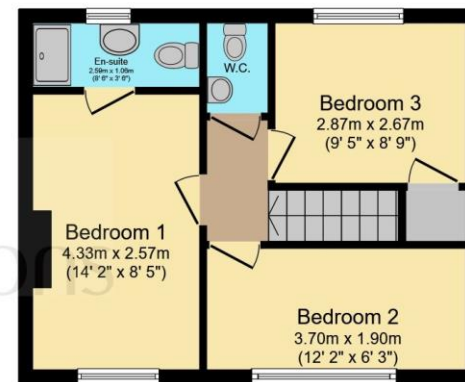
Access via a hardstanding path leading to the front entrance. The garden is laid to lawn with mature shrub and hedge borders. Gated side access leading to the rear garden.

Rear Garden

A fully enclosed rear garden with a purple shingle patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine. A paved path with steps leading up to the lawn area with a variety of decorative trees. To the side of the garden is a brick built storage outbuilding.



Ground Floor



First Floor

Total floor area 75.9 m² (817 sq.ft.) approx

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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welcome to

Font Villas, West Coker, Yeovil

- Semi Detached Family Home
- Recently Refurbished Throughout
- Three Bedrooms with En Suite to Master
- Immaculate Decorative Order
- Enclosed Gardens

Tenure: Freehold EPC Rating: E

offers in excess of

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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