



Church Street, West Coker, Yeovil, BA22 9BD

welcome to

Church Street, West Coker, Yeovil

A quaint two bedroom end of terrace cottage, offered for sale with no onward chain, situated within the desirable village of West Coker. The accommodation offers a wealth of character features and externally boasts an enclosed courtyard garden.



Entrance

Wooden door to the front, opening into:

Lounge

17' 6" max x 11' 2" max (5.33m max x 3.40m max)
Double glazed bay window to the front. Feature open fireplace with wood burner inset. Stairs rising to the first floor. Inset spotlights to the ceiling. Electric panel heater. Opening into:

Dining Room

9' 1" max x 5' 10" max (2.77m max x 1.78m max)
Feature fireplace. Space for dining table and chairs. Larder/store with work surface and plumbing and power for washing machine. Electric panel heater. Steps rising to:

Kitchen

8' 3" max x 7' 1" max (2.51m max x 2.16m max)
Double glazed window to the rear. Sky light window. Double glazed door to the rear opening to the courtyard. A range of fitted wall, and base units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated four ring electric hob with cooker hood over and electric oven below. Space for under counter fridge.

First Floor Landing

Double glazed window to the side. Doors opening into:

Bedroom One

17' 6" max x 10' 9" max (5.33m max x 3.28m max)
Two double glazed windows to the front. Space for free standing furniture. Access to the loft space. Electric panel heater.

Bedroom Two

7' 7" max x 6' 7" max (2.31m max x 2.01m max)
Double glazed window to the rear. Space for free standing furniture. Electric panel heater.

Bathroom

Double glazed window to the side. Suite comprising enclosed bath with mixer tap and shower attachment. Wash hand basin. WC. Fully tiled. Extractor fan.



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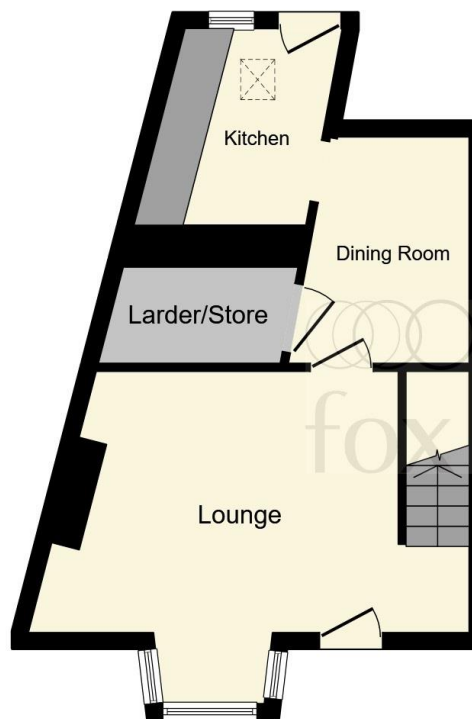


Rear Garden

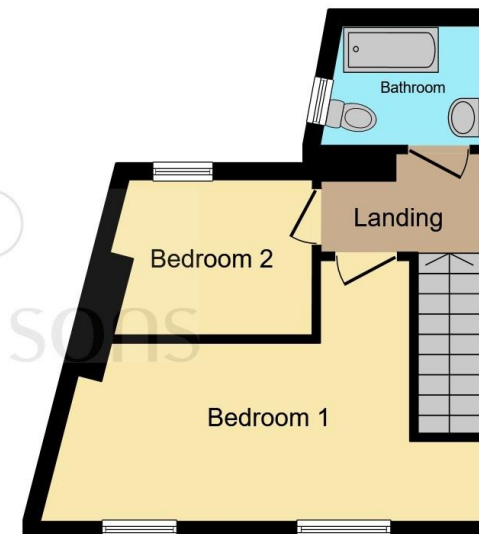
A fully enclosed courtyard style garden with outside storage shed.

Agent Note

The current owners totally renovated the property approx. 17 years ago to include new electrics, plumbing, plaster, woodwork, doors, windows and still have guarantees for damp and timber treatments.



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

welcome to

Church Street, West Coker, Yeovil

- End of Terrace Cottage
- Two Bedrooms
- Character Features
- Enclosed Courtyard Garden
- Village Setting

Tenure: Freehold EPC Rating: F

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO108014 - 0005

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