



Burton Lane, East Coker, Yeovil

A very well-presented detached house sat in the middle of this corner plot measuring 0.19 acres in this very favoured Somerset village.

Guide Price
£499,950
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Burton Lane, East Coker, Yeovil, BA22 9LJ

- Detached 4 Bedroom House
 - Corner Plot of 0.19 acre
- Garage & Parking for 3 to 4 cars
 - Hall & Cloakroom
 - Sitting Room
 - Dining Room
 - Kitchen
 - Utility and Rear Lobby
- Private Rear Garden (west facing)
 - No Onward Chain

Viewing strictly by appointment through
Symonds & Sampson Yeovil Sales Office
on 01935 423526





A modern 4-bedroom detached house set on a corner plot adjoining open fields to one side. The accommodation comprises an entrance/reception hall, cloakroom/wc, dual aspect sitting room with double glazed sliding patio doors to the rear garden, window to the front garden, LPG coal effect gas fire and fireplace, separate dining room, kitchen, walk-in pantry, utility room and rear lobby, attached garage, first-floor landing with a linen cupboard and airing cupboard, both shelved, access to insulated loft space with ladder, four bedrooms and family bathroom. Benefits include oil-fired central heating via radiators and double-glazed windows.

Situation

East Coker, is one of the area's prettiest and most sought-after villages and lies just to the southwest of Yeovil, close to the Dorset/Somerset border.

The village is predominantly built of period properties from the local hamstone and has a primary school, church, pub,

farm shop and village cafe. Yeovil is just a few minutes drive away with various shopping, business and leisure amenities, as well as mainline rail connections. The surrounding countryside is rich in recreational activities and walks; Sutton Bingham Reservoir hosts a range of water sports nearby.

Directions

Leaving the centre of Yeovil on the A30, proceed in a westerly direction up Hendford Hill and at the mini roundabout take the second exit. Continue on the A30, pass the Key Store (convenience shop) and turn immediately left onto Sandhurst Road. Proceed for approximately 2 miles and at the main junction in the village of East Coker turn right. Follow this lane for about 500 metres and the property will be found on your right-hand side with the drive found immediately on your left as you drive into Burton Lane.

Services

Mains water, electricity and drainage. Oil-fired central heating via radiators. Double-glazed windows.

Outside

The property sits fairly centrally in its own plot of 0.19 acre adjoining fields to one side. The front garden area is mainly laid to lawn with a plum, apple and pear trees and a driveway providing off-lane parking. There is a GARAGE with up and over door, power, light and doors to the rear garden and utility room. The gardens wrap around to the side where a further lawned area is found together with a storage shed/outbuilding. A garden gate leads to the rear garden which is west facing and is very private and totally enclosed. Mainly laid to lawn with mature hedging, two paved patio areas (south and west sides), vegetable patch, greenhouse and a secondary access gate to the front.

The Corner House, Burton Lane, East Coker, Yeovil

Approximate Area = 1296 sq ft / 120.4 sq m

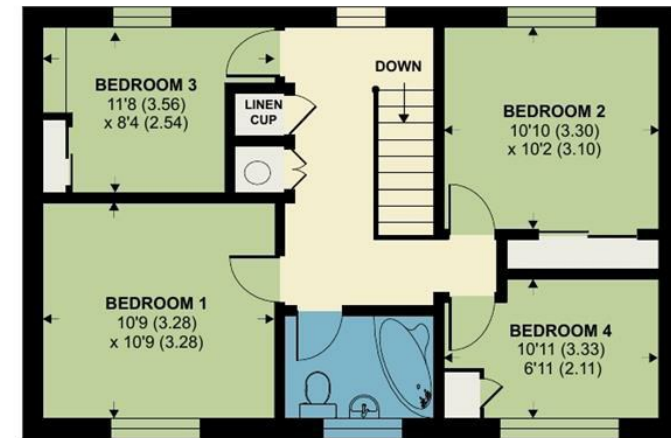
Garage = 171 sq ft / 15.8 sq m

Total = 1467 sq ft / 136.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	36	79
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1027808



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