

Symonds
& Sampson



St. Marys View
West Coker, Yeovil

St. Marys View

West Coker
Yeovil
BA22 9DD



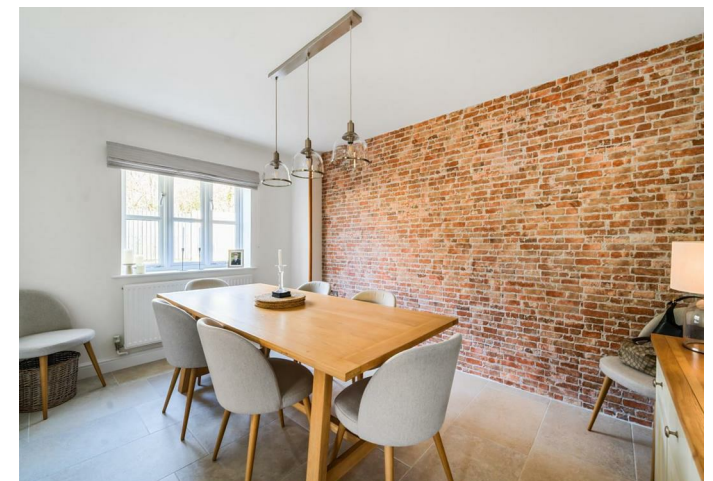
- Sensational Throughout
 - Country Views
 - Desirable Location
- Internal Viewing Essential
- Double Garage with Annex
- Very Rare Opportunity



Guide Price £595,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



ACCOMMODATION

The house, which has oil central heating, timber double glazing and attractive Oak doors throughout with wrought iron door furniture, is arranged in more detail over two floors as follows:

An Oak entrance door leads to the reception hall which has attractive floor tiling, whilst a staircase rises to the first floor, a useful downstairs storage cupboard and some timber panel walls.

Off the hallway is a cloakroom with a white suite, whilst there is a good size study with an open aspect to the rear.

The sitting room is absolutely sensational being triple aspect, having a lovely central fireplace with woodburner and hamstone pillars, double-glazed doors lead to the rear.

In keeping with the rest of this property, the kitchen is a very good size and is very much the "heart of the home" being dual aspect and having a comprehensive range of units with timber worktops, cream doors and stainless steel door furniture.

Fitted appliances include a dishwasher, microwave, a Stove range with a stainless steel splash back and hood. There is a comprehensive range of base units with drawers and cupboards under and a number of wall cupboards, a larder cupboard and stable doors to the rear. There is also an opening to the dining room which over looks the rear with both the kitchen and dining room having attractive floor tiling.

On the first floor, there is an attractive split-level landing and an airing cupboard.

There is a master bedroom which is dual aspect enjoying lovely country views having a double wardrobe with mirrored sliding doors and benefits from a newly fitted good size en suite having a double shower cubicle and white suite.

There are three further double bedrooms, one is triple aspect with an attractive timber effect floor.

Finally on the first floor is a family bathroom with a newly fitted attractive contemporary white suite.

OUTSIDE

To the front of the property there is parking for 4-5 vehicles, which in turn leads to a double garage with twin up an over doors.

Accessed from the rear of the garage is an entrance door with staircase rising to the first floor. There is a sitting room/bedroom and a shower room off. This is a really useful annex or work from home space.

To the rear of the property there is a lawned garden, patio, mature trees, power, gravelled area, with the gardens being enclosed by lap panel fencing.

SITUATION

West Coker has a range of amenities including a school, doctor's surgery, primary school, pub, restaurant/hotel, butchers, village hall, garage, shops along with many clubs including tennis, cricket, gardening, cinema, youth, cubs, scouts, beavers, brownies and many more.

Yeovil, being the regional center for South Somerset is within about 3 miles with a comprehensive range of shopping, business and leisure

amenities along with a mainline railway station to London. The area is well-served by state and renowned private schools.

There are extensive leisure and pastime amenities including golf at Yeovil and Sherborne and riding and water sports at Sutton Bingham Reservoir.

DIRECTIONS

From Yeovil take the A30 westwards out of the town passing up Hendford Hill and carry on into West Coker. Proceed out of the village and as you start to drive up the hill take the turning right just before the road bridge. Continue up to the junction and turn left passing over the road bridge turning onto West Coker Hill, continue and turn left into St. Marys View and the property will be found on your left hand side.

SERVICES

Mains water, electricity and drainage. Oil-fired central heating.

Broadband - Ultrafast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. <https://www.ofcom.org.uk>

MATERIAL INFORMATION

Council Tax Band: F

There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.



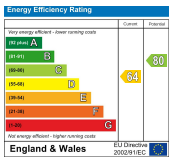
St. Marys View, West Coker, Yeovil

Approximate Area = 2016 sq ft / 187.2 sq m

Garage = 330 sq ft / 30.6 sq m

Total = 2346 sq ft / 217.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Symonds & Sampson. REF: 1075404



YEO/JS/03.09.2024



01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson, 2 Court Ash,
Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT