



Symonds
& Sampson

Bunthams
Burton, East Coker

Bunthams

Burton
East Coker
BA22 9LR



- "Chocolate Box" Cottage
 - Grade II Listed
 - 2 Bedrooms
- Large Mature Gardens
- Character Features
- Viewing Advised



Guide Price £309,950

Freehold

Yeovil Sales
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THE DWELLING

An absolutely delightful Grade II listed end-terrace cottage, which lies in one of the area's most popular villages and offers an abundance of character including exposed beams, timbers and hamstone and has a lovely inglenook fireplace with wood burner.

ACCOMMODATION

This delightful double-fronted cottage offers spacious accommodation comprising of a large kitchen/living room with the kitchen area having attractive timber worktops and doors with fitted appliances including a four-ring electric hob, Neff electric oven and fridge, a good number of base units with drawers and cupboards under and a staircase rising to the first floor. There is also a door to the rear, whilst in the living area as previously mentioned is the fantastic inglenook woodburner with beam over and hamstone surround.

On the first floor is a good-sized landing with a vaulted ceiling, original beams and roof timbers providing a light and airy space, with bedroom 1 having candle insets and bedroom 2 having a hatch to the roof space. Finally, there is a shower room with a white suite.

OUTSIDE

To the rear of the property, there is a small area of garden with an outside WC with handbasin, whilst steps rise up to the gardens comprising of two patio areas paved with hamstone and gravel pathways.

Agents Note: Please be aware that the property has pedestrian access over the two adjoining properties. Whilst there is currently no parking with this property there is rear vehicular access so this is a possibility subject to necessary planning permissions.

SITUATION

Burton, an area of East Coker is one of the prettiest villages in South Somerset with a large number of fine stone and thatched houses/cottages, along with the very popular Helyar Arms Public House. The village supports an active population with a parish church.

DIRECTIONS

What 3 words: [///butter.result.things](#)

SERVICES

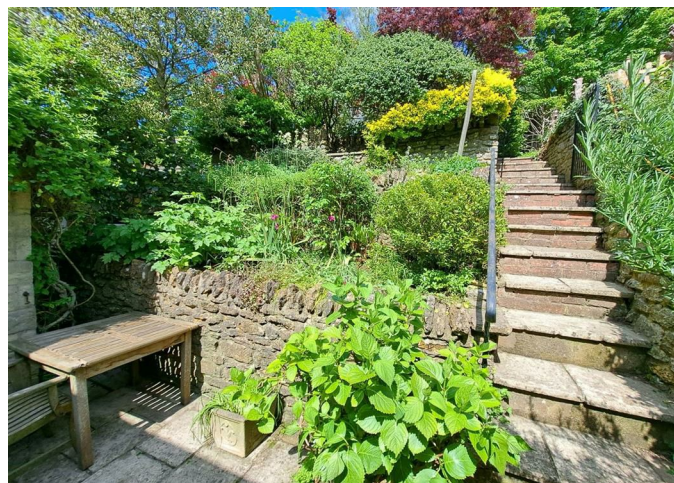
Mains water, electricity and drainage. Night storage heating.

There is currently no broadband connection at the cottage.
Mobile signal/coverage - Available both indoors and outside

MATERIAL INFORMATION

Council Tax Band: C

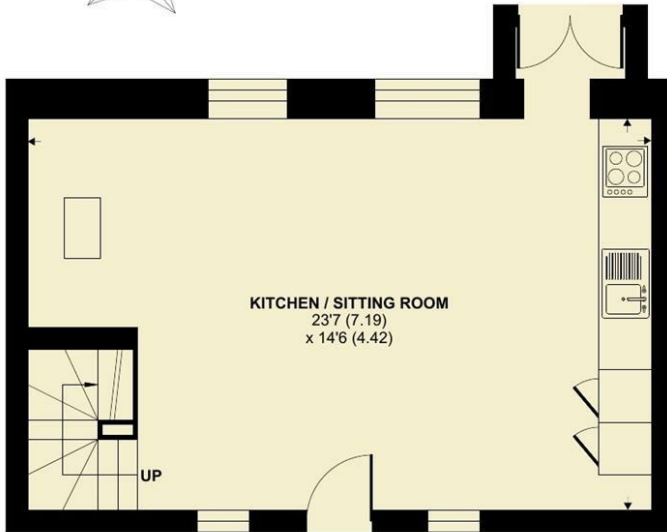
There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.



Buntham, Burton, East Coker, Yeovil

Approximate Area = 717 sq ft / 66.6 sq m

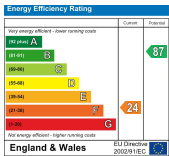
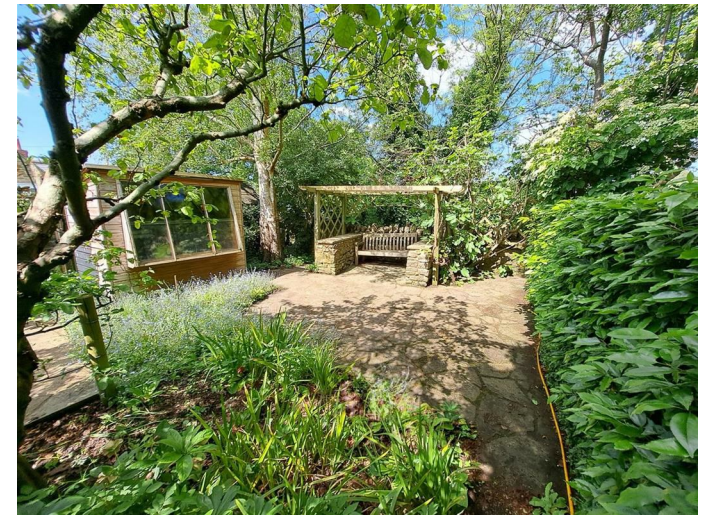
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1175264



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