



Symonds
& Sampson

East Street

West Coker, Yeovil

PARKING
HERE
WILL CAUSE
DISTURBANCE

East Street

West Coker
Yeovil
BA22 9BE



- Charming Stone Period Cottage
 - Recently Modernised
- Sitting/dining Room with Woodburner
 - Kitchen
 - Bathroom
- Bedroom One with En Suite WC
 - Second Floor Bedroom Two
 - Front & Rear Gardens
 - No Onward Chain



Guide Price £250,000

Freehold

Yeovil Sales
01935 423526
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ACCOMMODATION

The property is approached through a gateway to the front garden with a pathway leading to the front entrance door which leads directly into a pretty and spacious living room with a stone mullion window to the front, oak beams and an exposed stone fireplace with oak lintel and inset woodburning stone. There is partial Flagstone flooring and a large Flagstone hearth to the fireplace, stairs rising to the first-floor accommodation and a door at the back of the living room leading into the kitchen. The kitchen has been refaced with a range of wall floor and drawer units in a cream finish under a woodblock worktop with an inset sink and drainer, an electric oven with a halogen hob above and a stainless steel extractor hood. There is plumbing and space for a washing machine and white "subway" tiling in all splash-prone areas. A door at the back of the kitchen leads to a rear porch where there is a further door accessing the garden and the door into the ground floor bathroom which is fitted with a white suite of low-level WC, wash hand basin and panel enclosed bath with a shower above.

On the first floor, a small landing gives access to the stairs to the second-floor bedroom and doorway into the master bedroom which has a stone mullion window to the front and a further casement window, and a door leading into an ensuite toilet with a low-level WC and a vanity unit wash hand basin. Taking the stairs up to the second floor a small

landing gives access via a door to bedroom two which has a skylight window and a hatch giving access to eaves storage space.

SITUATION

West Coker is one of the area's prettiest and most sought-after villages predominantly built of period properties from the local hamstone intermingled with more modern properties and small businesses. The range of amenities includes a school, doctor's surgery, primary school, public houses, restaurant/hotel and bar, butchers, village hall, garage, shops along with many clubs including tennis, cricket, gardening, cinema, youth, cubs, scouts, beavers, brownies and many more.

SERVICES

Electric Central Heating.

Broadband - Superfast 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>

OUTSIDE

To the rear of the property, the garden provides a paved patio area directly abutting the rear of the property, water

tap, stonewalling and steps leading up past a lovely raised lawn with a path to the rear of the garden and space for a storage shed with hardstanding. Pedestrian access leads out to Orchard Close and around to the front of the property.

The front garden has been laid mainly to gravel adjacent to the paved access path to the front entrance. There is a central raised flower bed with stonewalling.

DIRECTIONS

What3words:

///dollars.hotspots.newsreel

MATERIAL INFORMATION

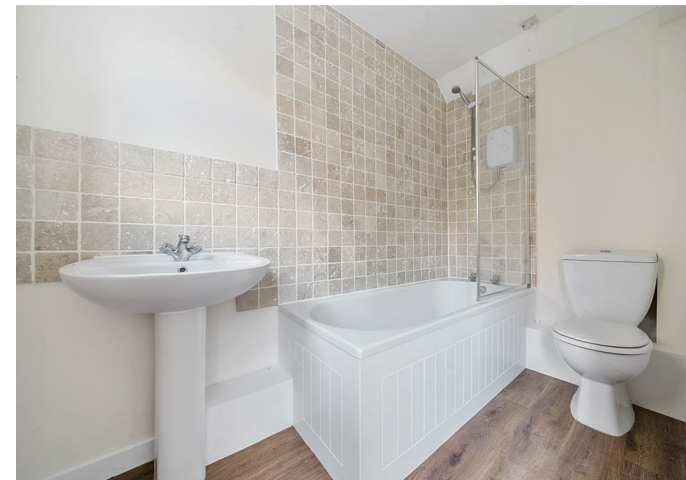
The property is Grade II Listed and lies within a Conservation Area.

Council Tax Band: B

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

AGENTS NOTE

The owner has undertaken a small modernisation program on this property but we are unaware if the necessary listing consents were obtained. Any purchase is advised to make their investigations or through their solicitor.



Denotes restricted head height

West Coker, Yeovil

Approximate Area = 692 sq ft / 64.3 sq m

Limited Use Area(s) = 48 sq ft / 4.4 sq m

Total = 740 sq ft / 68.7 sq m

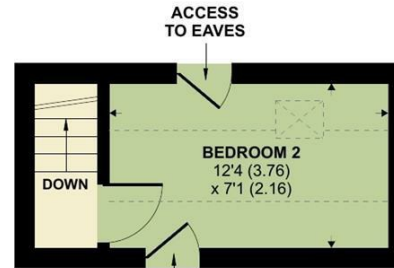
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ACCESS TO EAVES



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2024. Produced for Symonds & Sampson. REF: 1164739



Energy Efficiency Rating		Current	Target
Energy Efficiency	A		77
Energy Cost	B		
CO2 Emissions	C		
Water Efficiency	D		
Water Cost	E		
Water Conservation	F		
Water Quality	G	29	
England & Wales EU Directive 2002/91/EC			



YEO/SH/16.09.2024



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