



1-4 Coach House Cottages

High Street, West Coker, Yeovil

1-4 Coach House Cottages

High Street
West Coker
BA22 9AU



- Rare Opportunity
- 4 Cottages Under One Title
 - Communal Parking
 - 3 Tenants In Situ
- Early Viewing Advised
- One For The Investors!

Guide Price £550,000
Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

A detached property which currently offers four cottages on one title benefitting from partial double glazing and electric heating. The property occupies a tucked-away location within a short walk from the centre of West Coker.

ACCOMMODATION

Cottage 1

Comprising a hall, kitchen with a range of units and marble effect worktops and timber doors, a fine sitting room being dual aspect having a beamed ceiling, exposed hamstone, pitched window to the front, mock fireplace and staircase rising to the first floor where you will find two bedrooms and a bathroom.

Cottage 2

Offers a sitting room with a mock fireplace, and a good-sized kitchen with a range of units matching those in cottage 1, whilst on the first floor is a landing with two double bedrooms and a bathroom.

Cottage 3

Offers a sitting room with an outlook to the front with a staircase rising to the first floor, a kitchen again with units matching those in cottages 1 and 2, whilst on the first floor is a landing, two bedrooms and a bathroom.

Cottage 4

Is currently vacant offering a hall, a good size sitting room with exposed stone walling, and a kitchen with a range of units with grey worktops and white doors with timber panelling, a double bedroom with fitted wardrobes and a bathroom.

OUSIDE

There is a gravelled area providing parking for up to 6 vehicles.

SITUATION

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

Yeovil, being the regional centre 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

What 3 words: [///roofed.incur.daffodils](#)

SERVICES

Mains water, gas, electricity and drainage. Electric 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>

MATERIAL INFORMATION

Energy Rating / Council Tax Band

1, Millbrook Coach House: D / Council Tax Band B

2, Millbrook Coach House: D / Council Tax Band B

3, Millbrook Coach House: D / Council Tax Band B

4, Millbrook Coach House: E / Council Tax Band A

Please note that three of these properties are currently occupied and are being sold with tenants in situ. Two are on a Periodic AST and the other has a tenancy that expires 3/7/2025.

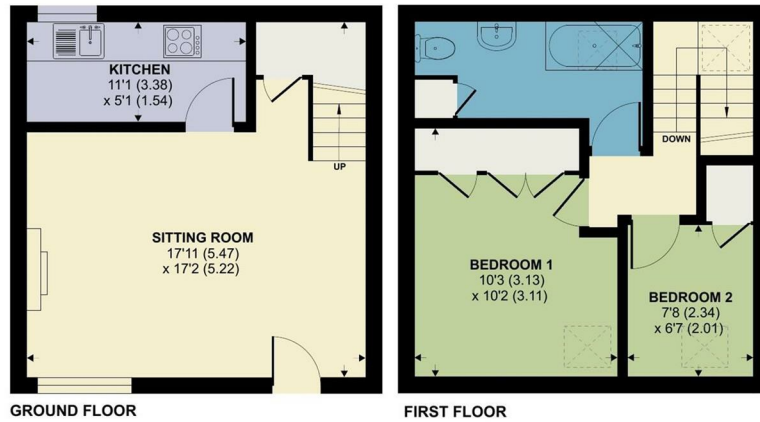
The current rental value is circa £37800 per annum. At a full guide of £550,000 gives you a 6.87% yield

Flood risk: Very Low



2 High Street, West Coker, Yeovil

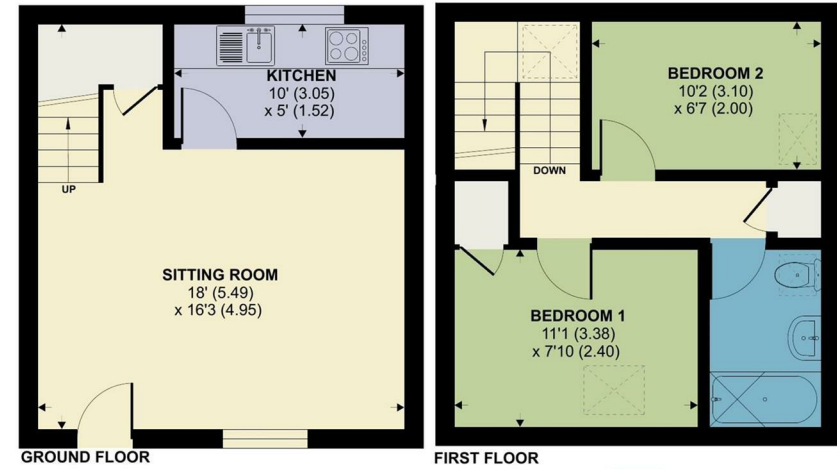
Approximate Area = 615 sq ft / 57.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Symonds & Sampson. REF: 1243791

3 High Street, West Coker, Yeovil

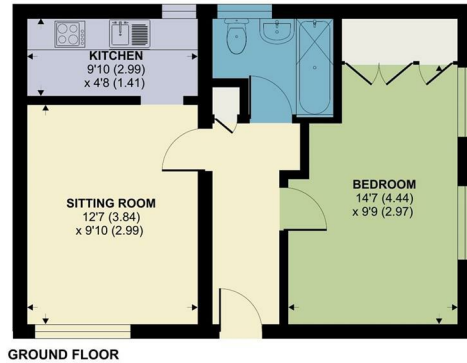
Approximate Area = 582 sq ft / 54 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Symonds & Sampson. REF: 1243791

4 High Street, West Coker, Yeovil

Approximate Area = 434 sq ft / 40.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Symonds & Sampson. REF: 1243791

Floorplan for 1 High Street - To Follow

YEO/JS/19.02.2025



01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
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 or 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