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01935 423526

FOR SALE

33 Brookside

West Coker, Yeovil

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West Coker
Yeovil
BA22 9AD



- INFORMAL TENDER DATE 12:00 Noon 6th June 2025
 - Situated on a Corner Plot
 - No Onward Chain
- Double Garage (with power and hot/cold water) & Parking

Guide Price £495,000

Freehold

For Sale by Informal Tender

Closing Date 06/06/2025

Yeovil Sales

01935 423526

shennessey@symondsandsampson.co.uk



THE PROPERTY

Nestled in the charming village of West Coker, this lovely house in Brookside offers a perfect blend of comfort and space for family living or retirement. The property has an impressive layout and has three well-appointed reception rooms, providing ample space for relaxation, entertaining, or family gatherings.

ACCOMMODATION

The accommodation comprises reception hall, cloakroom, sitting room with fireplace, separate dining room, good sized study, kitchen/breakfast room, utility room, lean-to/garden room (requiring renovation/possible replacement), further enclosed side lean-to/utility space connecting to the garage, first floor landing, 4 bedrooms, en suite and family bathroom.

OUTSIDE

Th front of the property is a kept garden area together with a double width driveway providing off road parking leading to the DOUBLE GARAGE with up and over doors, power, light, hot and cold water taps and a personal door leading to the covered utility/side porch which is ideal for shoes/coats/dogs etc.

The rear garden offers a high degree of privacy, paved patio area, lawned garden and pathway leading around to the side garden area which has a pleasant view to adjoining farmland and hedging.

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.

Nearby Yeovil being the regional centre has its lovely Country Park boasting 127 acres of beautiful countryside with its network of footpaths and waterways,

riverbank and woodland walks following the path of the River Yeo. The 20 acres that makes up Ninesprings is believed to have been developed as an ornamental park, for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking.

Yeovil is a very sporty town with a number of golf courses in the area, rugby union played at club level and Yeovil Town Football Club otherwise known as the Glovers.

There is a wide choice of schools locally, both in the independent and state sectors.

There are extensive opportunities for equestrian sport and active sailing clubs are based at Sutton Bingham Reservoir and in the Chew Valley.

Located close to the Somerset/Dorset border, the area provides a comprehensive range of excellent shopping, business and cultural facilities along with a desirable collection of restaurants, public houses and cafés.

Ham Hill to the west is centred on a huge Iron Age hill fort and is popular for picnicking, walking and mountain biking in the grassy hollows of the old quarry workings.

Yeovil has some excellent road and rail links across the south and to London, making this a very desirable countryside location. There are two mainline railway stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by four international airports – Bristol, Exeter, Bournemouth and Cardiff, all within an hour's drive.

SERVICES

Mains water, electricity and drainage. Electric night storage heating.

Broadband - Superfast broadband is available.
Mobile signal/coverage - Available both indoors and outside
(Information from Ofcom <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band: F

Flood risk: Very Low

INFORMAL TENDER

Informal Tender starts with a six-week marketing campaign at the end of which is a deadline for informal tenders to be submitted. This offer is effectively a notification/intention from you the buyer to proceed with the purchase at the offer amount stated by you on the attached form. You will detail the buying position you are in together with any chain details (if appropriate) and how you would be financing the purchase.

The sellers have provided a full contract including completed searches together with a condition survey. Please ask Symonds & Sampson for a full copy if required.

On the tender deadline, all tenders are opened with the vendor, at which point they are not legally bound to accept any or even the highest offer if they do not want to. If an offer is selected, both parties instruct solicitors using the afore mentioned contract pack. Once agreed, the buyer will be given 21 days to exchange (27th June 2025), a 10% deposit is paid in the normal fashion, and a date is agreed for completion. Closing date for tender is 6th June 2025.



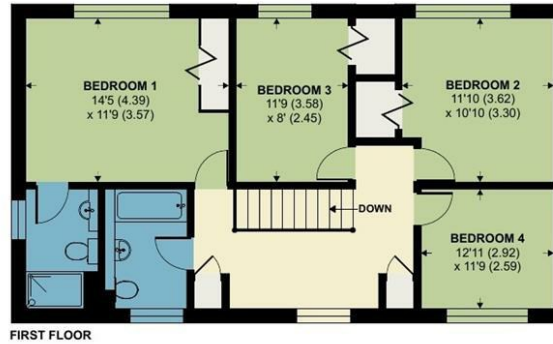
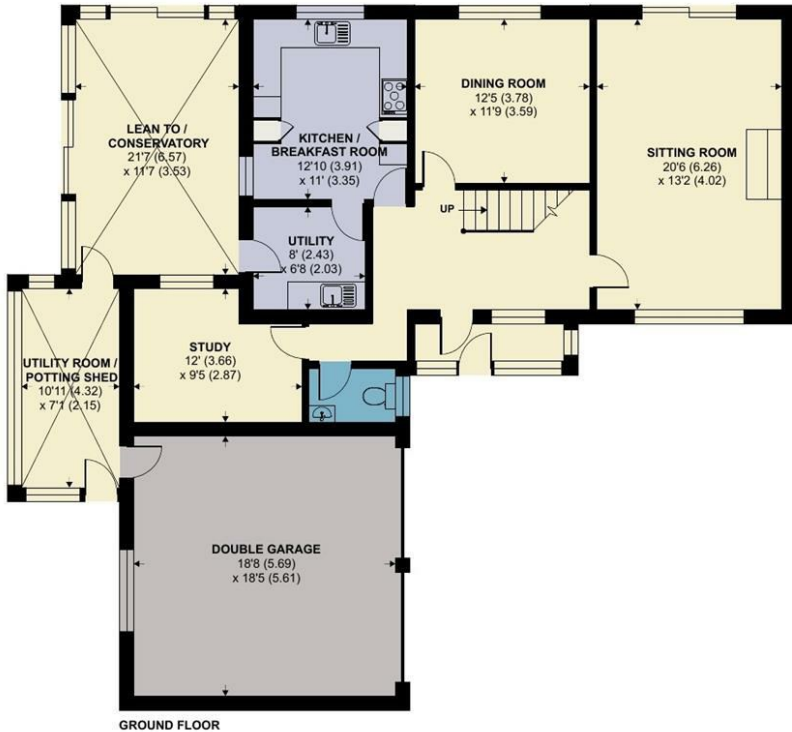
Brookside, West Coker, Yeovil

Approximate Area = 2114 sq ft / 196.3 sq m

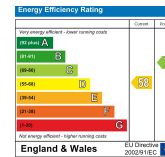
Garage = 345 sq ft / 32 sq m

Total = 2459 sq ft / 228.4 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1260777



YEO/SH/10.04.2025



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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

INFORMAL TENDER

Tenders are to be received, in writing, on the form attached to these particulars, addressed to

Symonds and Sampson LLP, 2 Court Ash, Yeovil, Somerset BA20 1HG, no later than

12:00 on 6th June 2025

Tenders should be submitted on the following basis:

1. Tenders should be for a fixed sum; no escalating bids or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, we would advise that fixed sums should be for an uneven amount.
3. You should state whether your final offer is for cash, or whether it is dependent upon borrowed finance. If loan finance is required, please confirm whether your financiers have agreed, in principle, the necessary funding.
4. You should state whether your offer is dependent upon the sale of another property and if so, the position with regard to that.
5. If you are submitting an offer on behalf of another party, you should state the name and address of that party, and you should confirm your authority to act as their agent.
6. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.
7. So that your offer is not opened before the deadline, please clearly mark envelope, in the left hand corner, the words:

33, Brookside West Coker, Yeovil, BA22 9AD - CLOSING OFFER".

If you wish to check with us, before the deadline, that your offer has been received at this office, we suggest that you mark the envelope with your initials or some other form of identification.

8. Although it is envisaged that the highest offer will be accepted, the vendors do not commit themselves to accept the highest or, indeed, any offer.

33, Brookside West Coker, Yeovil, BA22 9AD

I/We

of:

Hereby submit for as indicated in the sales particulars, an offer in the sum of:

£..... (In words).....

Please provide details of funding and other relevant matters:

.....

Dated day of 2025

Signed:

Full name , address and capacity of signatory (where signed on behalf of, or as agent for the applicant)

Name:

Address:

.....

Capacity:

My/our Solicitors are:

This tender form should be completed in accordance with the conditions stipulations and contents of the sales particulars.