

Symonds
& Sampson

Symonds
& Sampson

01935 423526

FOR SALE

8 Barley Mead

East Coker, Somerset

8 Barley Mead

East Coker
Yeovil
Somerset
BA22 9FJ



- Stunning Bungalow
- Immaculate Throughout
- Luxury Fitted Kitchen
- Desirable Cul De Sac
- Smith Joinery Construction
 - Rare Opportunity
 - Viewing Advised

Guide Price **£595,000**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

This is a rare opportunity to acquire a stunning bungalow, constructed by Smith Joinery, having UPVC double glazing, engineered Oak flooring, timber doors with stainless steel door furniture, and heating provided by an air source heat pump.

The property is immaculate throughout and an internal viewing is absolutely essential.

ACCOMMODATION

A pillared storm porch has a double-glazed entrance door leading to the reception hall, having a hatch and ladder to the roof space. The roof space has a window and this area is specifically designed to be able to extend into further accommodation. There are also two good-sized storage cupboards with a light and a cloakroom with a white suite.

The sitting room is a good size, being dual aspect, having UPVC double-glazed three-door bifold doors to the rear, whilst attractive three-door timber bi-fold doors lead to the fantastic kitchen/dining room.

In keeping with the rest of the property, the kitchen is beautifully fitted, having a comprehensive range of marble-effect worktops with light green doors and stainless steel furniture. Fitted appliances include a five-ring hob, large oven and smaller oven/microwave. There is also a larder, wall cupboards of which two are glazed, whilst three door bifolds lead to the garden.

Off the kitchen is a useful utility room having timber effect worktops with light green doors and stainless steel door furniture, whilst there is plumbing for a washing machine and tumble dryer and a door to the side.

The master bedroom features double built-in wardrobes with automatic lighting and mirrored sliding doors, offering a pleasant open aspect to the front. It also benefits from an en-suite bathroom, complete with a double shower cubicle.

Bedrooms 2 and 3 are also very good sizes, both having double built-in wardrobes with automatic lighting and mirrored sliding doors, and they share a Jack & Jill en suite bathroom with a white sunken suite.





OUTSIDE

To the front of the property is a significant area of garden laid to immaculate lawns with beds and borders, whilst to the rear, the garden is an absolute delight, offering large lawned areas, four vegetable boxes, three ornamental trees, two gates to the front, large patio, attractive sleepers, air source heat pump, whilst there is also a super lodge being detached, fully insulated and having light and power connected, double glazed window and offers a fantastic work from home opportunity. There is also a useful garden shed having light and power connected with two windows.

At the front of the property is parking, which leads to a covered carport offering parking for a further 2 vehicles to the rear of the car port.

To the front is a very useful storage cupboard housing the hot water tank and the controls for the air source heat pump.

SITUATION

East Coker is one of the area's prettiest and most sought-after villages and lies just to the southwest of Yeovil. The village is predominantly built of period properties from the local hamstone and has a primary school, church, pub and coffee shop. Yeovil is just a few minutes' drive away with various shopping, business and leisure amenities, as well as mainline rail connections. The surrounding countryside is rich in recreational activities and walks; nearby is Sutton Bingham Reservoir, which hosts a range of water sports.

DIRECTIONS

What 3 words: [///vaulting.ears.printing](#)



SERVICES

Air source heat pump providing underfloor central heating and hot water. Double-glazed windows. Mains water, electricity and drainage.

Broadband - Ultrafast broadband is available.
Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Barley Mead is a private road with all residents contributing £150 per annum for maintenance.

Council Tax Band: E

Flood Risk: Very Low

Constructed with roof trusses to accommodate further accommodation to the first floor, which could include 2 further bedrooms and 2 shower rooms.

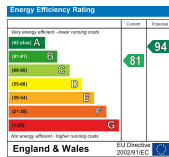
Barley Mead, East Coker, Yeovil

Approximate Area = 1248 sq ft / 116 sq m

Outbuilding = 21 sq ft / 2 sq m

Total = 1269 sq ft / 118 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). Produced for Symonds & Sampson. REF: 1336387



YEO/JS/12.08.2025



naea | propertymark
PROTECTED

WWW.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

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 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