



Aplin Cottage Denzil Close



# Aplin Cottage Denzil Close

West Coker, Yeovil, Somerset BA22 9DU

Yeovil 3.5 miles. Crewkerne 5.5 miles. Sherborne 9 miles.

A most charming three bedroom detached family home, constructed of Hamstone elevations and situated within a wonderful cul-de-sac location, within this popular village. Offered in excellent decorative order throughout. EPC Band D

- Detached Hamstone Family House
- Two Reception Rooms
- Contemporary Fitted Bathroom
- Oil fired Central Heating
- Freehold
- Three Bedrooms
- Fitted Kitchen with Integrated Appliances
- Cul-De-Sac Village Location
- Double Glazed Windows
- Council Tax Band D

Guide Price £385,000

## SITUATION

Aplin Cottage is quietly tucked away within the heart of this sought after village where a good range of day-to-day facilities are within an easy walk including two public houses, a boutique hotel with spa and restaurant, garage with general store, petrol station, doctors surgery, shop/post office, butchers, primary school, church and village hall. For a greater selection both Yeovil and Crewkerne are 3.5 and 5.5 miles away respectively where a good range of shopping, recreational and scholastic facilities can be found, together with mainline rail links to Exeter and London Waterloo.

## DESCRIPTION

Aplin Cottage is a three bedroom detached family home, situated within a wonderful cul-de-sac location within this village and is constructed of hamstone and set beneath a tiled roof. The house is well proportioned, with light and airy accommodation, which is offered in excellent decorative order throughout, including a modern fitted kitchen with integrated appliances, and bathroom with separate shower cubicle. Outside there is an attached single garage with off road parking and low maintenance private patio garden to the rear of the property, ideal for outdoor entertaining as it leads directly off the dining room.



### ACCOMMODATION

Steps leading to the canopy porch with double glazed access door to the hallway. Stairs rising to the first floor, oak flooring, downlighters and door to the cloakroom comprising low level WC, wash hand basin, fully tiled floor, double glazed front aspect window and downlighters. The sitting room is situated to the front of the house with double glazed window, attractive fire surround with electric fire inset, ceiling downlighters and glazed french doors leading into the dining room. This area has been extended to the rear of the house with laminate wood effect flooring, downlighters, skylight window, double glazed rear aspect windows and door to the pretty rear garden. Door to the kitchen, which has been comprehensively fitted with a range of wall and floor mounted cupboards and drawers with wooden worksurfaces, display cabinet and breakfast bar, integrated electric oven with hob and cooker hood over, stainless steel sink unit with mixer tap and drainer. Integral fridge, microwave and dishwasher. Double glazed rear aspect window.

On the first floor can be found the landing with access to the loft void and doors to all rooms. Bedroom one has a double glazed window overlooking the garden. Bedroom two has fitted wardrobes with overhead storage and bedside cabinets and chest of drawers. Bedroom three has a double glazed window to front. The bathroom comprises a paneled bath with mixer tap shower over, separate shower cubicle, wash hand basin with vanity unit, low level WC, heated towel rail, fully tiled walls and floor. Double glazed window.

### OUTSIDE

Situated to the side of the property is the attached single garage approached over driveway parking. Accessed via an up and over door, power and light with personal access door to the rear garden. The rear garden houses the oil tank and is enclosed with wood panel fencing giving much privacy. The garden is laid to patio with shingle chippings and raised flower borders.

### SERVICES

All mains services are connected. Oil fired central heating.

Mobile Available : EE and THREE (ofcom)

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom)

### VIEWINGS

Strictly by appointment through the vendors selling agent, Stags Yeovil office. Telephone 01935 475000.

### DIRECTIONS

From Yeovil head west on the A30 towards Crewkerne. On entering the village of West Coker turn left into Denzil Close opposite Lanes. The property can be found on the right hand side.

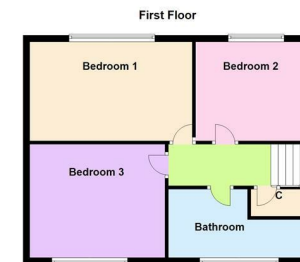
### RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.

### FLOOR RISK STATUS - none



These particulars are a guide only and should not be relied upon for any purpose.



Floor plan to be used as a guide only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

4/6 Park Road, Yeovil,  
Somerset, BA20 1DZ

yeovil@stags.co.uk

01935 475000



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London