



West Coker Road, Yeovil, BA20 2JF

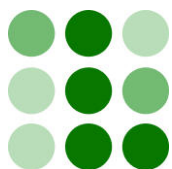
Offers Over £450,000  
FREEHOLD

**This detached bungalow is situated towards the edge of Yeovil and has recently been subject to a tasteful refurbishment along with a generous extension. The property enjoys distant countryside views towards East Coker from the kitchen/dining room and long rear garden whilst to the front there is ample driveway parking leading to the single garage. Offered for sale with no forward chain.**

 **LACEYS**  
**YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset BA20 1TE  
Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)



111 West Coker Road, Yeovil, Somerset, BA20 2JF



- **Recently Refurbished & Extended Detached Bungalow**
- **No Forward Chain**
- **Re-Wired & New Central Heating System**
- **Extensively Fitted Kitchen/Dining Room With Two Roof Lanterns & Bi-Folding Doors**
- **Living Room With Wood Burning Stove**
- **Three Bedrooms (master en-suite)**
- **Family Bathroom Offering Both Shower & Bath**
- **Ample Parking & Garage**
- **Generous Rear Garden**
- **Distant Countryside Views**

[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.com](http://www.primelocation.com)  
[www.zoopla.co.uk](http://www.zoopla.co.uk)

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

## ACCOMMODATION

The **ACCOMMODATION** comprises:

### Entrance Hallway

Upon entering the property you are greeted with a pleasant entrance hallway which provides the ideal space to kick off shoes. Doors open to all three bedrooms, the living room and kitchen/dining room. There is a radiator, smoke alarm, two decorative light fittings and access is available to the loft.

### Kitchen/Dining Room 7.06m x 3.64m (23'2" x 11'11")

As you enter the impressive kitchen/dining room from the hallway there is a useful utility space to one side where the gas boiler can be found neatly concealed along with plumbing for a washing machine. The kitchen itself is fitted with an excellent selection of wall and base units along with pan drawers. There is a central island unit providing yet further storage and built in appliances include a double oven, electric hob with extractor fan, fridge/freezer and dishwasher. The sink with mixer tap is conveniently situated under the rear facing double glazed window which overlooks the garden and one of two lanterns floods this space with plentiful natural light. The dining area provides the perfect space for entertaining with bi-folding doors opening to the garden and with a further roof lantern above. A sociable area which flows into the living room.

### Living Room 4.10m x 3.96m (13'5" x 13'")

The cosy living room feels subtly zoned from the dining area and features a wood burning stove with a shelf to the side. There is a radiator, recessed spot lighting and a door which offers independent access from the hallway.

### Bedroom One 3.44m x 3.00m (11'3" x 9'10")

The master bedroom enjoys a pleasant outlook over the front of the property through the double glazed bay window. There is a built in wardrobe, a radiator and a ceiling light point. A further door opens to the en-suite shower room.

### En-Suite

Fitted with a brand new suite comprising shower enclosure with folding glass screen, a wash basin with mixer tap and vanity unit and a low level WC. There is a chrome ladder style heated towel rail and an extractor fan.

### Bedroom Two 3.28m x 2.93m (10'9" x 9'7")

The second bedroom also overlooks the front of the property and benefits from having a double glazed bay window. There is a radiator and a ceiling light point

### Bedroom Three 3.05m x 2.77m (10'0" x 9'1")

The third bedroom overlooks the side of the property through the double glazed window. There is a radiator and a ceiling light point.

### Family Bathroom

The generous family bathroom is fitted with a four piece suite which includes a panel enclosed bath with mixer tap and shower attachment, a separate good size walk in shower with rainfall style shower head, vanity wash basin with mixer tap and a concealed cistern WC. There is an obscured double glazed window to the side, a chrome ladder style heated towel rail, an extractor fan and recessed spot lighting.

### Outside

The property is nicely set back behind a brick built wall to the front with a large brick built planter behind. There is long tarmac driveway leading to the single garage with an extensive area of shingle to the side. A side gate provides access to the rear garden. The rear garden offers plenty of variety and interest with a newly laid patio providing plenty of space for al-fresco dining which can be accessed from the kitchen/dining room. In turn this leads to a rather generous area of lawn which is planted with a good selection of mature shrubs/trees and bushes. Views towards East Coker can be enjoyed from the garden and there is both a personal door to the garage and gated access. Outside lighting is fitted along with an outside tap.

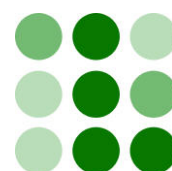
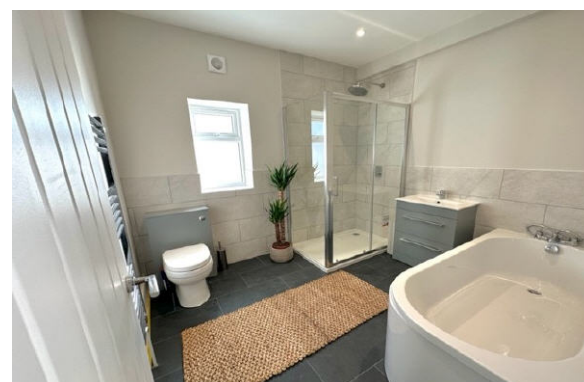
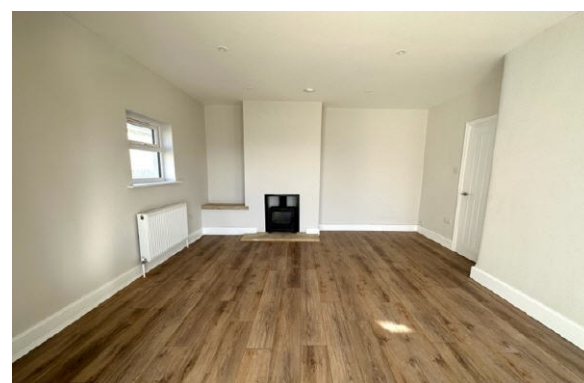
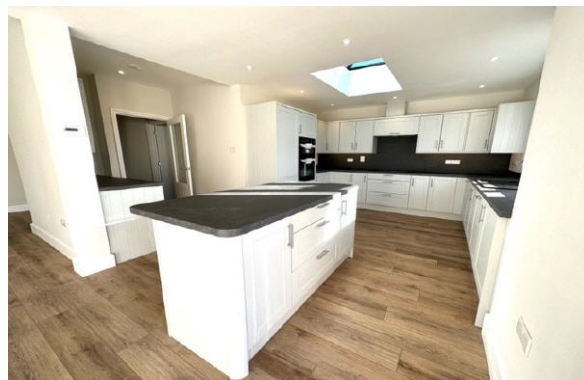
### Garage

With up and over door to the front and personal door to the side. Power & light.

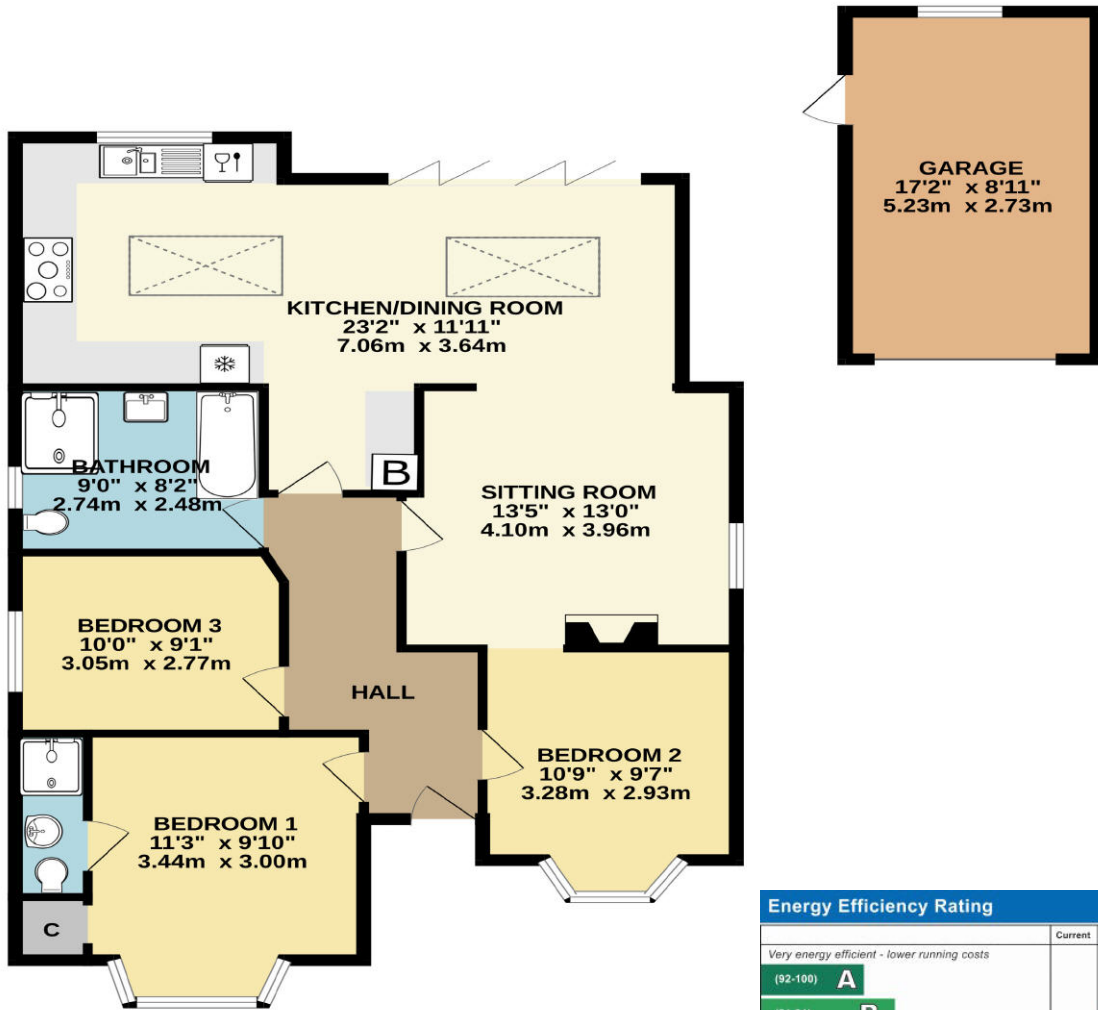
### Material Information

EPC Rating = C

Council Tax = D

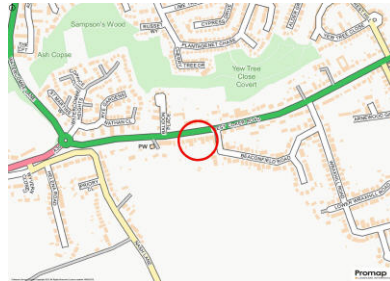
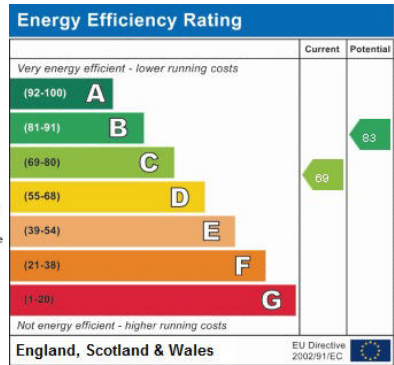


**GROUND FLOOR**  
1204 sq.ft. (111.9 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metroplex ©2023



**Please Note**

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

**Photographs / Floor Plans**

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.