

COKER MARSH, EAST COKER, YEOVIL, BA22 9JZ



A well proportioned four bedroom, two reception room Grade II listed detached family home set in a superb rural location with a lovely aspect. The home benefits from original features including Inglenook fireplace, detached garage, off road parking for several vehicles, cottage style gardens to the front & side aspects and grounds extending to approx. 1.91 acres in total.

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

GUIDE PRICE £725,000 FREEHOLD



ACCOMMODATION

Wooden front door to:

Reception Hall

Wall mounted Dimplex night storage heater. Built in understair cupboard. Built in pantry. Telephone point. Raised skirting. Stairs to landing. Doors to lounge, dining room, kitchen and rear porch.

Lounge 5.37m (17'7") x 4.38m (14'4")

Built in inglenook fireplace with multi fuel burner in situ. Tv point. Raised skirting. Radiator. Picture rail. Revealed floorboards. Three windows with front and side aspects.

Store Room

Versatile space providing scope for storage/home office etc.

Landing

Revealed beam. Raised skirting. Hatch to roof space. Doors to all bedrooms and bathroom. Window with side aspect.

Bedroom One 4.50m (14'9") x 4.21m (13'10")

Built in fireplace. Built in double fronted wardrobe. Raised skirting. Picture rail. Revealed beam. Window with front aspect and outlook and a window with side aspect.



Bedroom Two 3.35m (11'0") x 3.12m (10'3")

Raised skirting. Picture rail. Revealed beam. Window with front aspect with outlook.

Bedroom Three 4.47m (14'8") x 3.09m (10'2")

Picture rail. Revealed beam. Raised skirting. Window with front aspect with outlook. Door provides access to staircase leading to loft space.

Bedroom Four 3.68m (12'1") x 2.09m (6'10")

Raised skirting. Picture rail. Window with rear aspect with outlook.



Dining Room 4.40m (14'5") x 4.17m (13'8")

Built in fireplace. Parquet flooring. Revealed beam. Raised skirting. Picture rail. Two windows with front and side aspects.

Kitchen 3.69m (12'1") x 3.61m (11'10")

Comprising inset stainless steel, double drainer, single sink unit with rolled top worksurface. Cupboards and drawers below. Recess for washing machine with plumbing in place. Aga in situ. Space for upright fridge/freezer. Wall mounted cupboards. Built in cupboards. Two windows with side and rear aspects.



Rear Porch

Upvc double glazed windows. Upvc double glazed door to the rear garden. Wooden door to the store room.

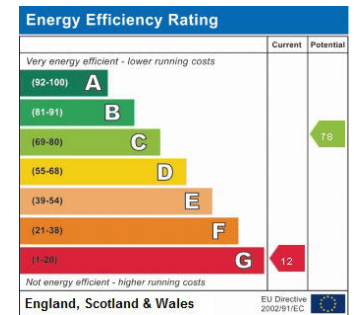
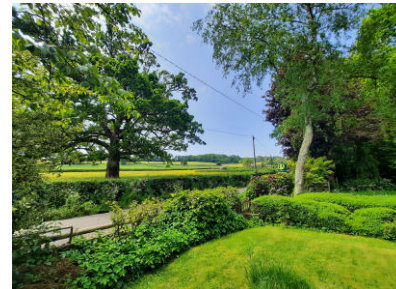
Bathroom

White suite comprising bath with wall mounted Mira Sport electric shower over. Tiled surround. Pedestal washbasin. Low flush Wc. Heated towel rail. Tiled walls. Vinyl flooring. Window with side aspect.



Outside

The front of the cottage is reached by a path to the front door. Hedgerows to both sides. Lawn areas to both side also with mature trees and shrubs in situ. Bounded by fencing and hedging. Double opening five bar gate provides access to the drive which leads to a further five bar gate providing access to the rear section. Off road parking for multiple vehicles. Outside light. Hardstanding area to the rear provides further parking, also access to the timber detached garage. The rear and side garden areas are split into several sections with traditional lawn areas, with mature shrubs and trees in situ. Section with polytunnel in place, Raised flowerbeds. Also a fantastic woodland area. In all the plot extends to C. 1.91 acres. Oil tank in situ to the side. Outside Wc.



WALNUT COTTAGE, COKER MARCH, EAST COKER, YEOVIL, BA22 9JZ



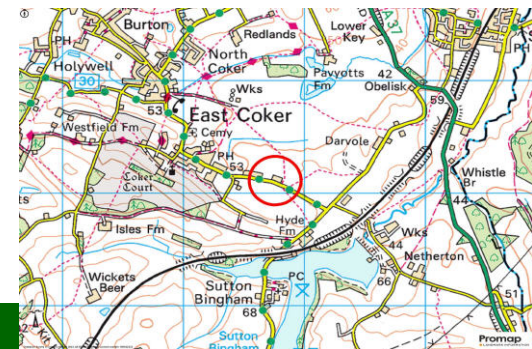
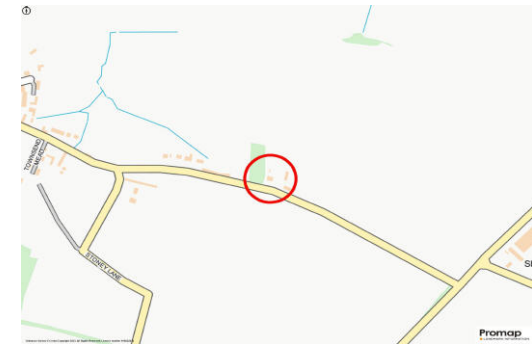
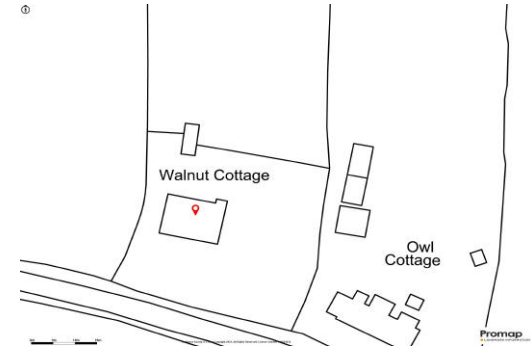
GROUND FLOOR
1260 sq.ft. (117.1 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 1986 sq.ft. (184.5 sq.m.) approx.
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Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

Part A

- *Council Tax Band - G*
- *Asking Price - Guide Price £725,000*
- *Tenure - Freehold*

Part B

- *Property Type - 4 Bedroom Grade II Listed Detached Cottage*
- *Property Construction - Traditional*
- *Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.*
- *Electricity Supply - Mains*
- *Water Supply - Mains (On a water meter)*
- *Sewerage - Mains*
- *Heating - Woodburner in the lounge, Rayburn in Kitchen heats the water*
- *Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.*
- *Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.*
- *Parking - Garage & off road parking via driveway*

Part C

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor. The property falls in a conservation area. The property is Grade II listed.
- *Rights and Easements* - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year less than 0.1%)
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - G

Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 7.2.2024. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.