



Burton Road, East Coker, Yeovil, BA22 9LB

Guide Price £350,000  
FREEHOLD

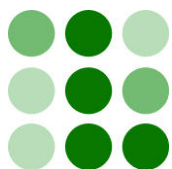
This most attractive and versatile character cottage is situated in the sought after village of East Coker and offers far more than first meets the eye! Upon entering the property you step into a cosy sitting room which feels like the heart of this home with its stone fireplace and double glazed window overlooking the front of the property. From here a door opens to the family room and a step leads up to the dining room. The dining room is twin aspect with stairs leading to the landing and a glazed door leading to the fitted kitchen beyond which there is a utility room and downstairs WC. Back on the other side of the sitting room is the large family room, a fourth reception room (currently being used as a bedroom), and a further room which is used as storage. On the first floor the long landing provides access to three double bedrooms and the family bathroom.

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Hollyhock Cottage, Burton Road, East Coker, Yeovil,  
BA22 9LB



- Semi-Detached Character Home
- Three Bedrooms
- Sought After Village Location
- Four Reception Rooms
- Fitted Kitchen
- Utility Room and Downstairs WC
- Attractive Garden Which Has Two Parts
- Garage & Parking
- Oil Central Heating & Mostly Double Glazed



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:

### Living Room 4.50m x 3.64m (14'9" x 11'11")

Stepping into the cosy living room there is an open fireplace with stone surround and an arched opening which frames the double glazed window overlooking the street, similar arches house shelving and a door which opens to the family room. There are decorative working wall lamps and a matching decorative ceiling decoration. There is a radiator and a step which provides access to the dining room.

### Dining Room 3.78m x 2.41m (12'5" x 7'11")

This twin aspect room enjoys a pleasant outlook to the front and over the courtyard garden through two double glazed windows. Stairs provide access to the first floor landing and a glazed door opens to the kitchen. There is a decorative ceiling light fitting and a radiator.

### Kitchen 5.69m x 2.34 (18'8" x 7'8")

The kitchen is well equipped with a good selection of shaker style wall, base and drawer units with wood effect work surfaces above. There is a ceramic sink with high rise mixer tap and appliance spaces include cooker, fridge/freezer and dishwasher. There is a useful under stairs storage cupboard, open shelving and space is available for a small breakfast table and chairs. Double glazed patio doors open to the courtyard garden with a further glazed door opening to the utility room.

### Utility Room 3.35m x 2.18 (11' x 7'2")

The utility room feels like an extension to the kitchen and offers great additional storage and worktop space. The oil fired boiler can be found neatly hidden in one of the cupboards, there is a further sink, radiator and space for a washing machine and tumble dryer. Doors open to the courtyard garden, downstairs WC and small storage yard.

### Cloakroom

There is low level WC and a pedestal hand basin. A double glazed window faces the side and there is an extractor fan.

### Family Room 7.26m x 3.71m (23'10" x 12'2")

This multi purpose room currently plays host to a games table with gym area and pull down projector screen (will be removed) with space for seating. For any family this is great space whatever the need which has a door to the front and two double glazed windows overlooking the street. There is dimmable lighting and a door which opens to the fourth reception room.

### Fourth Reception Room 2.54m x 2.44m (8'4" x 8'0")

Currently being used as a further bedroom for guests this room would equally work well as a home office or play room. There is a double glazed window to the front, a ceiling light point and a door which opens to the store.

### Storage

A great space which has a door to the front and a single glazed window to the side. There is ample built in shelving and work top space along with a sink which we understand has its own separate meter.

### Landing

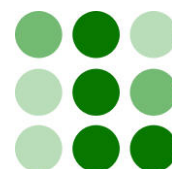
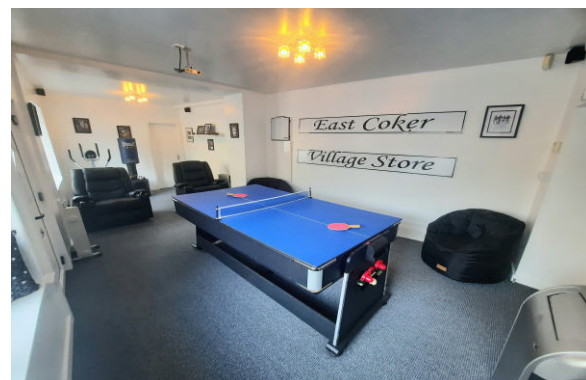
Latch and brace doors open to all three bedrooms and the family bathroom. There are two decorative glass enclosed ceiling lamps and a radiator.

### Bedroom One 4.27m x 3.86m (14' x 12'8")

A large double room with a radiator, decorative three armed ceiling lamp and double glazed windows overlooking both the front and side.

### Bedroom Two 3.94m x 3.30m (12'11" x 10'10")

A comfortable double room with a double glazed window overlooking the front, a radiator, ceiling light point and an obscured glass panel providing light to the landing.



# Hollyhock Cottage, Burton Lane, East Coker, Yeovil, BA22 9LB

## Bedroom Three 3.18m x 3.05m (10'5" x 10'0")

The third bedrooms is also a double room and offers ample built in storage There is a double glazed window facing the front and a radiator.

## Family Bathroom

Fitted with a three piece suite comprising panel enclosed bath with electric shower above, a pedestal wash basin and a low level WC. There is an obscured double glazed window facing the side of the property, a large chrome heater towel rail, enclosed ceiling light and an obscured glazed panel facing the landing.

## Outside

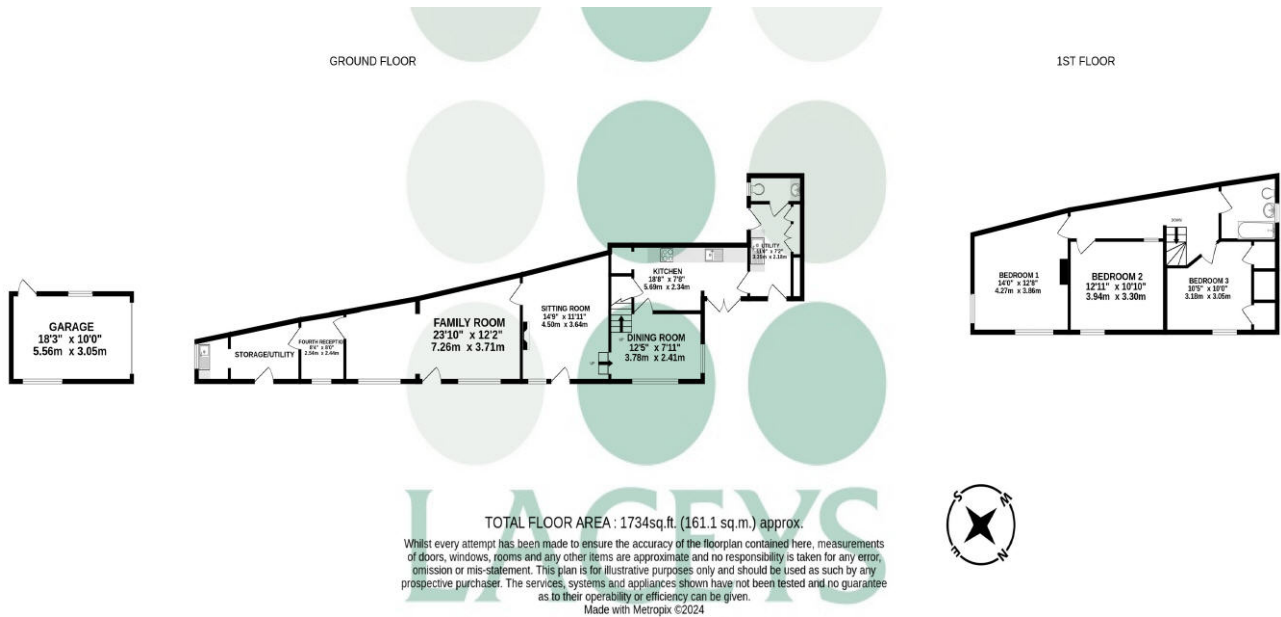
### Garden

Next to the house there is an attractive courtyard garden which can be accessed from the kitchen or utility room. Set back behind a stone wall with gated access to the front this is the perfect space to enjoy morning coffee or al-fresco dining. Steps lead up to the main garden which has been designed with ease of maintenance in mind. Positioned behind a stone wall there is an area of shingle whilst to the other side there is flat area of artificial grass. There are shingle borders and a shed. Side access is available to the garage and the oil tank can be found here. A gate leads to the driveway.

**Garage 5.56m x 3.05m (18'3" x 10')** With up and over door, power and light.

## Parking

Parking is available for one car which is accessed over the lower part of the driveway owned by the neighbouring property.



## 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

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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 - Currently B. (Improvement indicator - could be re-assessed upwards on sale)
- Asking Price - £350,000
- Tenure - Freehold

### Part B

- Property Type - 3 Bed Semi - Detached Cottage
- Property Construction - Standard
- 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 meter) We understand the store is on a separate water supply and that account is currently suspended.
- Sewerage - Mains
- Heating - Oil - Oil tank is located in the garden. Boiler is located in the Utility. Hot water tank is located in Bedroom Three. Central heating is in the majority of the property however not in the family room, fourth reception & store.
- 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 - Off road parking on a driveway for one car and garage.

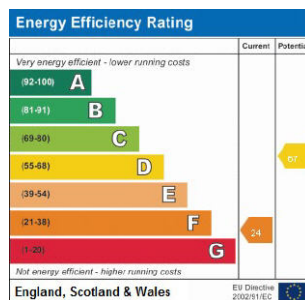
### Part C

- 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 understand that the property is situated in a conservation area.
- Rights and Easements - The vendor has advised they have right of access over the neighbours drive & own the upper part of driveway.
- Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/ Sea (defined as the chance of flooding each year as less than 0.1%) and LOW RISK from Surface Water flooding (defined as the chance of flooding each year as between 0.1% and 1% each year)
- 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) - F

### 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 27/02/2024. 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.