



High Street, West Coker, Yeovil, BA22 9AH

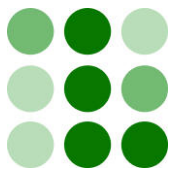
Offers Over £300,000
FREEHOLD

Cokernuts is a most charming 'chocolate box cottage' which is situated in the sought after and well served village of West Coker. Accommodation includes an entrance lobby, two front facing reception rooms, a large rear facing sitting room and a fitted kitchen on the ground floor whilst on the first floor there are three very good sized double bedrooms and a shower room. The property is rich in character throughout and unlike most cottages the rooms are generous in proportion. To the rear there is a pretty garden which is arranged over various levels offering plenty of variety and interest along with a sizeable storage shed which has power.

 **LACEYS**
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Coker Nuts, 22 High Street, West Coker, Yeovil,
BA22 9AH



- Attractive Terraced Cottage
- Popular Village Location
- Three Reception Rooms
- Fitted Kitchen/Breakfast Room
- Pretty Garden With Large Storage Shed
- Three Double Bedrooms
- Shower Room
- Double Glazed

www.rightmove.co.uk
www.primelocation.com
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**.

The **ACCOMMODATION** comprises:

Entrance Lobby

Upon entering the cottage you are greeted with an entrance lobby which provides the ideal space to kick off shoes and hang coats. Doors open to the two front facing reception rooms, there is a leaded window into the sitting room providing natural light and an enclosed ceiling lamp.

Dining Room 3.94m x 3.0m (12'11" x 9'10")

Perfect for family dining or socialising with friends or family the dining room has a double glazed bow window facing the front of the property with a deep window sill, a night storage heater and spot lighting. Doors open to the lobby and the sitting room.

Sitting Room 4.39m x 4.06 (14'5" x 13'4")

The character of the sitting room hits you as you walk in the door with its stunning exposed feature stone walls with decorative wooden panelling beneath. There is double glazed bow window overlooking the front of the property with a window seat in front and a cupboard to the side. An electric fireplace with surround provides a pleasant focal feature to the room. Doors open the dining room and second sitting room.

Sitting Room- Rear 4.70m x 3.53m (15'5" x 11'7")

Whilst the front sitting room has a grown up feel the rear sitting room has a more relaxed feel. A large double glazed window overlooks the rear garden and there is a tall recess which is perfect for display of curios and for a television. There is a night storage heater and wall lamps. Doors open to the front sitting room and kitchen.

Kitchen/Breakfast Room 4.70m x 2.25m (15'5" x 7'5")

The kitchen is well equipped with a good selection of wall and base units with drawers and work surfaces above, pan drawers and open shelving. There is a useful breakfast bar which is perfect for casual dining and a stainless steel sink with mixer tap. There is a built in oven with space for a microwave above, built in hob with extractor and a built in dishwasher. Space is available for a washing machine and fridge/freezer. Two double glazed windows and a partially glazed double glazed door which opens to the rear garden provide ample daylight to the room.

Landing

The landing has doors which provide access to all three bedrooms and the shower room. There is a ceiling light point and access is available to the loft.

Bedroom One 4.04m x 3.61m (13'3" x 11'10")

A large double room with a ceiling light point and a night storage heater. A tall cupboard houses the hot water cylinder and there is a double glazed window overlooking the front of the property

Bedroom Two 3.81m x 3.73m(12'6" x 12'3")

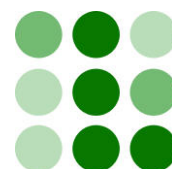
A further good size double bedroom with an interesting built in shelf perfect for displaying photos/objects. A double glazed window enjoys a pleasant outlook over the rear garden. There is spot lighting and a night storage heater.

Bedroom Three 4.04m x 3.15m (13'3" x 10'4")

With an attractive beamed ceiling and partially panelled wall the third bedroom as with the other rooms is rich in character and has a double glazed window overlooking the front of the property. There is spot lighting, a night storage heater and a deep fitted cupboard.

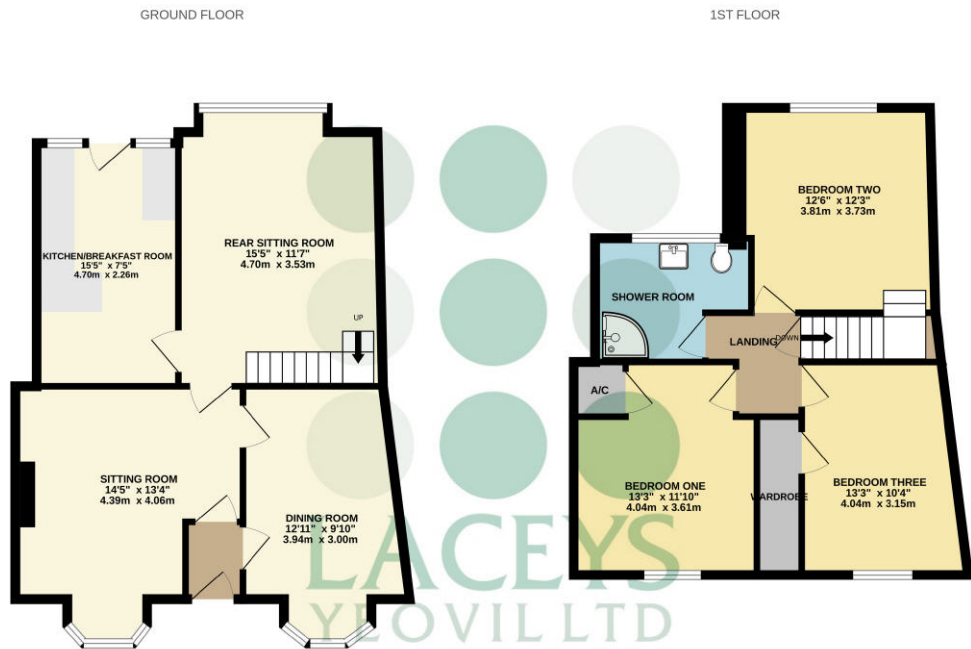
Bathroom

The fully tiled shower room benefits from under floor heating for those chilly mornings and is fitted with a white suite comprising shower cubicle with rainfall style shower and hand held attachment, a freestanding counter top basin with mixer tap and a concealed cistern WC which is all set on or around ample fitted storage and drawers. A large double glazed window overlooks the rear garden and there is a heated towel rail.

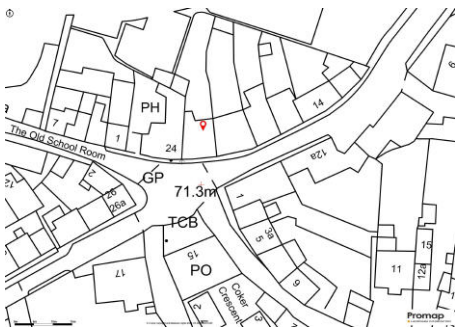


OUTSIDE

The pretty rear garden offers plenty of variety and interest and is arranged over various levels. As you enter the garden there is what feels like a courtyard which has a private feel about it where there is a small raised pond and mature bushes. Steps guide you through the garden with the next section being an area of lawn with a decked area whilst to the side of this there is large storage shed with power. Continuing up the steps you come to a patio on the left which is perfect for outdoor dining whilst at the top there is a further area of lawn and a patio. There are plenty of mature shrubs throughout whilst to one side there is an attractive stone wall.



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.
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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 - C
- Asking Price - Offers Over £300,000
- Tenure - Freehold

Part B

- Property Type - Terraced House
- 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
- Sewerage - Mains
- Heating - Electric (Night Storage Heaters/Electric Fires)
- 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 - No off road. (Parking on the street only)

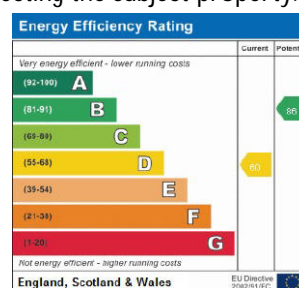
Part C

- 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 - The property cannot be allowed to be used for the sale of groceries and general provisions or the usual commodities sold by grocers but this shall not prohibit the said premises being used for the sale of confectionary or tobacco.
- Rights and Easements - We're not aware of any significant/material rights/easements, 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 (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)
- Planning Permission - No records on the Local Authority's website directly affecting the subject property.
- Coastal Erosion Risk - N/A
- Accessibility/ Adaptations - Step free access from street. Walk in shower.
- Coalfield Or Mining Area - N/A

Energy Performance Certificate (EPC Rating) - D

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 19/02/2024. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.