



West Coker Road, Yeovil, BA20 2JA

Guide Price £475,000  
FREEHOLD

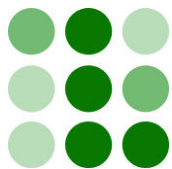
This attractive 1930's detached chalet bungalow offers generous accommodation arranged over two levels and is conveniently situated close to a bus stop, convenience store, hair dressers, chemist and the town centre. Upon entering the property you are greeted with a good size entrance hallway from which all the principal ground floor rooms can be accessed and the staircase leading to the first floor landing. There is a twin aspect sitting room with feature bay window and fireplace, a further front facing reception room (fourth bedroom), a ground floor bedroom, bathroom and kitchen/dining room with lobby and pantry/storage beyond. On the first floor there are two good size double bedrooms. The property sits nicely back from West Coker Road and offers ample off street parking and a front garden. Gated access leads to a generous rear garden, an orchard and a garage.

 **LACEYS**  
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50 West Coker Road, Yeovil, BA20 2JA



- Detached Chalet Style Bungalow
- Flexible Accommodation
- One/Two Reception Rooms
- Three/Four Bedrooms
- Partly Double Glazed
- Well Proportioned Rooms
- Large Garden
- Ample Parking With Garage
- No Chain
- Oil Central Heating

[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**.

The **ACCOMMODATION** comprises:

#### **Entrance Hall**

The hallway feels particularly light with two single glazed windows facing the front and a glazed door which opens to the covered porch. Doors open to the sitting room, second reception room/bedroom one, kitchen/dining room (2 doors), bedroom two and the bathroom. Stairs provides access to the first floor and there is a radiator.

#### **Sitting Room 4.19m x 4.14m (13'9" x 13'7")**

This room has a cosy feel with a feature fireplace providing a nice focal feature to the room, a secondary glazed bay window to the front and a double glazed window to the side. There is an enclosed ceiling lamp and two radiators.

#### **Kitchen/Dining Room 6.14m x 3.34m (20'2" x 10'11")**

Fitted with wall and base units with drawers and work surface above the kitchen has a sociable feel with ample space for a dining table and chairs. The stainless steel sink is conveniently situated under the rear facing double glazed window and the oil fired boiler can be found in here. There are two strip lights, a radiator and a door which opens to a side lobby. There is space for a cooker and dishwasher. A double glazed door set into the bay with side light windows open to the rear garden. Two further doors open to the hallway and a door opens to the rear lobby.

#### **Rear Lobby**

A double glazed door opens to the side of the property with two further doors opening to a cupboard and a pantry.

#### **Second Reception Room/Bedroom One 4.46m x 3.50m (14'8" x 11'6")**

This room would either make a nice formal dining room or alternatively could bring the amount of bedrooms up to four. Like the sitting room there is a feature fireplace and there is a front facing double glazed bay window. There are two radiators and a ceiling light point.

#### **Bedroom Two 3.36m x 3.11m (11'0" x 10'2")**

A comfortable double room with a double glazed bay window enjoying a pleasant view over the rear garden. There is a radiator and a ceiling light point.

#### **Bathroom**

Fitted with a panel enclosed bath with mixer tap and shower attachment, a pedestal wash basin and a WC. There is an electric light, a double glazed window facing the rear and a radiator.

#### **Landing**

An ideal spot to sit and watch the world go by through the secondary glazed bay window. Doors open to both the first floor bedrooms and there is a ceiling light point.

#### **Bedroom Three 5.24m x 3.04m (17'2" x 10'0")**

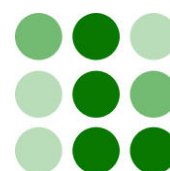
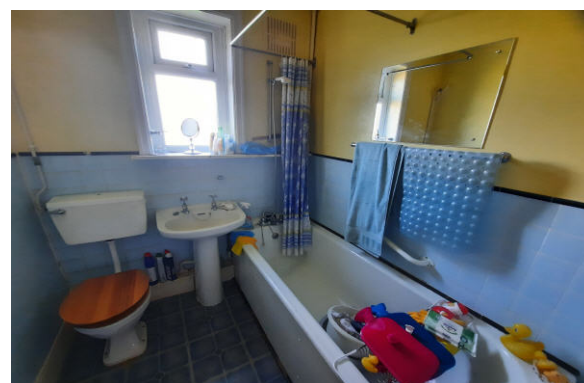
A good size double room with a fitted cupboard and access to eaves storage. There is a ceiling light point, a radiator and a single glazed window which overlooks the rear garden.

#### **Bedroom Four 3.36m x 3.11m (11'0" x 10'2")**

The final bedroom is also a good size double room with a radiator and a ceiling light point. A single glazed window overlooks the rear garden. There is a built in cupboard and access to eaves storage.

#### **Outside**

At the front there is a long driveway which swoops in front of the property providing ample off street parking for multiple vehicles alongside which there is an area of lawn, mature trees and bushes. Gated side access leads to the garage whilst to the side of this there is a long mature garden with a path guiding one through its entirety. There are areas of lawn, mature trees and hedges all of which are complemented by a greenhouse. To the far end of the garden there is an orchard like area.

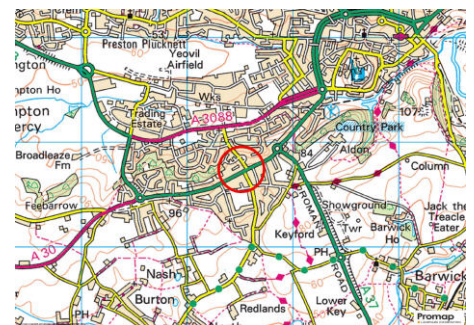
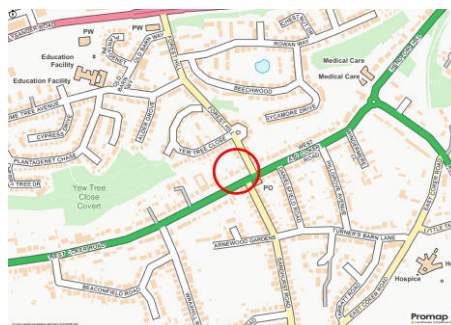




TOTAL FLOOR AREA: 1679 sq.ft. (155.7 sq.m.) 000104

While every attempt has been made to ensure the accuracy of the floor plan 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 tensions, cycles and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 02024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	24	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



**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 - D
- Asking Price - Guide Price £475,000
- Tenure - Freehold

### Part B

- Property Type - 4 Bedroom, Chalet Detached Bungalow
- 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 water meter)
- Sewerage - Mains
- Heating - Oil (Boiler is located in the kitchen)
- Mains Gas is connected to the property.
- 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 driveway and in 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 - The message or dwelling house offices and outbuildings to be erected on the said piece of land shall not be used for any other purpose than that of a private dwelling house. We'd recommend you review the Title/deeds of the property with your solicitor.
- 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 (defined as the chance of flooding each year as less than 0.1%) and LOW RISK from Surface Water (defined as the chance of flooding each year as between 0.1% and 1%)
- Coastal Erosion Risk - N/A
- Planning Permission - We understand that in 2016 that 48 West Coker Road had planning approval for the erection of a pharmacy. The sellers have advised us that this work hasn't happened.
- Accessibility/ Adaptations - N/A
- Coalfield Or Mining Area - N/A
- We understand that a badger has previously visited the far end of the garden. The executors inform us that they haven't seen any badgers recently however we would recommend any purchaser makes their own enquiries regarding this.

Energy Performance Certificate (EPC Rating) - F

### Other Disclosures

This property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 06/03/2024. 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.