



Burton Barton, East Coker, Yeovil, Somerset,
BA22 9LS

Guide Price £240,000

Freehold

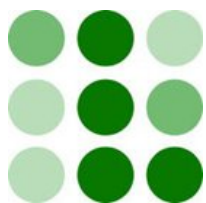
Available with no forward chain is this chocolate box terraced Grade II listed cottage. Rich in character throughout the accommodation includes a porch, sitting/dining room with wood burning stove, a second reception room (optional occasional second bedroom- as used by the current owners) and a fitted kitchen. On the first floor there is generous double bedroom and a bathroom. The property has attractive gardens to both the front and rear with parking and a garage.

 **LACEYS**
YEOVIL LTD



Burton Barton, East Coker, Yeovil, Somerset

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



4 Burton Barton Burton, East Coker, Yeovil,
Somerset, BA22 9LS



- Character Cottage
- Popular Village Location
- Two Reception Rooms (one currently used as an occasional bedroom)
- First Floor Bedroom
- First Floor Bathroom
- Front & Rear Gardens
- No Forward Chain
- Parking & Garage

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:

Porch

As you enter the property you are greeted with a most attractive porch which has a window to the front and a very practical tiled floor. There is space to hang coats and a door which opens to the sitting room.

Sitting/Dining Room 5.85 m x 3.53 m (19'2" x 11'7")

Rich in character the sitting room has a multi-fuel burning stove with brick surround and wooden mantel providing a nice focal feature to the room. There are recessed spot lights along with additional wall lamps, an electric wall mounted heater and stairs which provide access to the first floor landing. There is a secondary glazed window to the front, a window which overlooks the dining room/second reception rooms and doors which open to the pantry/kitchen and the second reception room.

Rear Reception Room 3.14 m x 2.32 m (10'4" x 7'7")

Located at the rear of the property our clients currently use this as a second sitting room and occasionally as a bedroom when guests visit. Double glazed patio doors open to the garden and there are wall lamps. Doors open to the sitting room and kitchen.

Kitchen 3.92 m x 2.39 m (12'10" x 7'10")

Fitted with a comprehensive range of wall and base units with drawers and work surfaces above, pan drawers and glass fronted units. There is a built in dishwasher, oven and hob with an extractor hood above. A further unit is deep enough to neatly conceal a washing machine. The sink with mixer tap is conveniently situated under the rear facing secondary glazed window. There is track spot lighting, a pantry with access to the sitting room and a door which leads to the garden.

Landing

Doors open to the bedroom and bathroom. There is recessed spot lighting and access to the loft.

Bedroom 5.91 m x 2.60 m (19'5" x 8'6")

This generous twin aspect double bedroom has secondary glazed windows which overlook the front and rear gardens, built in wardrobes, a wall lamp and a wall mounted electric heater.

Bathroom

Fitted with a bath with shower above, a pedestal wash basin and a low level WC. There is recessed spot lighting, a shaver point and a window which faces the rear.

Outside

The property sits nicely back from the road with an attractive pathway leading you to the front door which is flanked by areas of shingle, perfect for the display of pots with stone walls either side. To the rear the garden has been tastefully landscaped with a patio area perfect for al-fresco dining immediately adjacent to the house leading to a shingle terrace planted with mature shrubs with a planted boarder edged with stones. There is a wooden shed and gated rear access which in turn leads to the parking and garage.

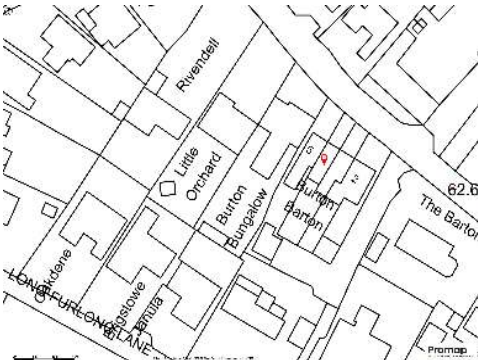
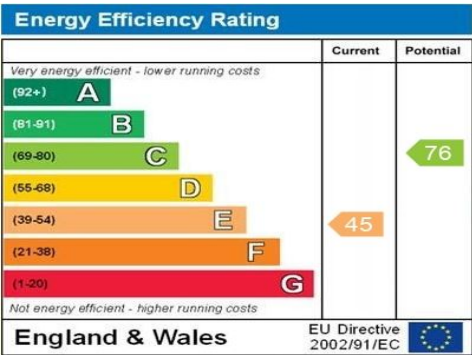


GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only 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 Hoxiprog (2025)



Please Note
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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* - Guide Price £240,000
- *Tenure* - Freehold-Please note that there is a flying freehold above the pantry (neighbour above). We suggest that anyone requiring a mortgage consults/make their lender aware prior to any purchase.

"For the latest Stamp Duty charges, please refer to <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>. Please note that the lower thresholds and rates change significantly for transactions completing on or after 1st April 2025."

Part B

- Property Type - Terraced 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
- Sewerage - Mains
- Heating - Electric Heaters & Wood Burning Stove In Living Room
- 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 With Parking In front.

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 pantry accessed from the living room and kitchen is subject to a flying freehold above it from the neighbouring property.
We'd recommend you review the Title/deeds of the property with your solicitor.
- Rights and Easements - We understand that 4 Burton Barton owns the track to the side and rear of the terrace over which neighbouring properties have vehicular and pedestrian access.
- Flood Risk - According to the Environment Agency's website, the property is in an area at medium risk of surface water flooding and very low risk of river and sea flooding. Please see environment agency website for more information.
- 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

EPC Rating & Other Disclosures

EPC Rating- E

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 21/02/2025. 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.