



St Roch Cottage, Moor Lane, East Coker,
Somerset, BA22 9JR.

Guide Price £290,000

Freehold

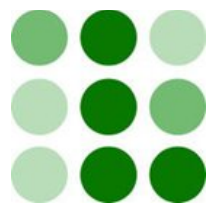
A Grade II Listed semi-detached character cottage part of which dates back to the 1600's set in this sought after village location, the cottage offers all the quirks you would expect for a property of this age, lovely fireplace. mezzanine landing, revealed beams, to name a few features. The cottage is partly thatched. It also benefits from oil central heating, lovely enclosed cottage style garden and off road parking for one vehicle.

 **LACEYS
YEOVIL LTD**

St Roch Cottage, Moor Lane, East Coker, Somerset, BA22 9JR

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St Roch Cottage, Moor Lane, East Coker, Yeovil,
Somerset, BA22 9JR



- A Grade II Listed Semi-Detached Character Cottage
- Sought After Village Location
- Tucked Away Position
- Features Including Fireplace, Revealed Beams, Galleried Landing
- Oil Central Heating
- Lovely Enclosed Cottage Style Garden
- Off Road Parking For One Vehicle
- Internal Viewing Is Recommended

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 425 115**.

Accommodation Comprises

Wooden stable door to the Kitchen.

Kitchen 3.99 m x 2.84 m (13'1" x 9'4")

Comprising inset single drainer, single sink unit with rolltop worksurface, cupboards & drawers below. Recess for cooker. Radiator. Tiled floor. Inset ceiling spotlights. Built in larder cupboard. Window, side aspect. Sliding door to the Ground Floor Bathroom. Throughway to the Lounge.

Ground Floor Bathroom 2.90 m x 1.73 m (9'6" x 5'8")

White suite comprising bath with a wall mounted Mira Enthuse electric shower over. Wall mounted wash basin. Low flush WC. Inset ceiling spotlights. Tiled floor. Window, rear aspect with outlook.

Lounge 4.86 m x 3.95 m (15'11" x 13'0")

Lovely built in fireplace. Two radiators. Revealed beams. Built in cupboard. Built in understairs storage cupboard. Two windows, front & rear aspects with outlook to the rear. Two window seats. Door provides access to the stairs that lead to the Galleried Landing.

Galleried Landing

Window, front aspect. Recessed windowsill. Radiator. Doors to both bedrooms.

Bedroom One 5.03 m x 2.87 m (16'6" x 9'5")

Radiator. Built in cupboard. Vanity sink. Window, side aspect with outlook.

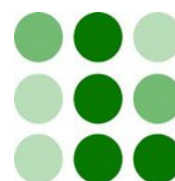
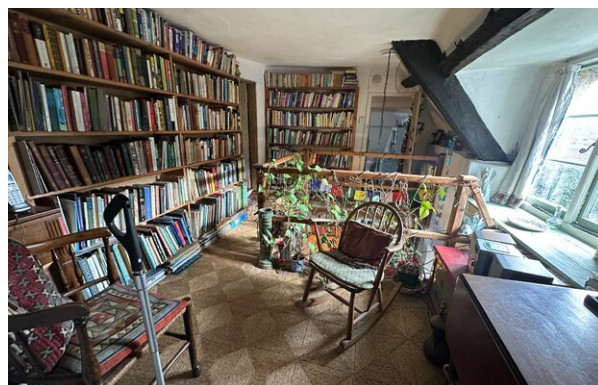
Bedroom Two 5.00 m x 2.08 m (16'5" x 6'10")

Radiator. Two windows, both rear aspects with outlook.

Outside

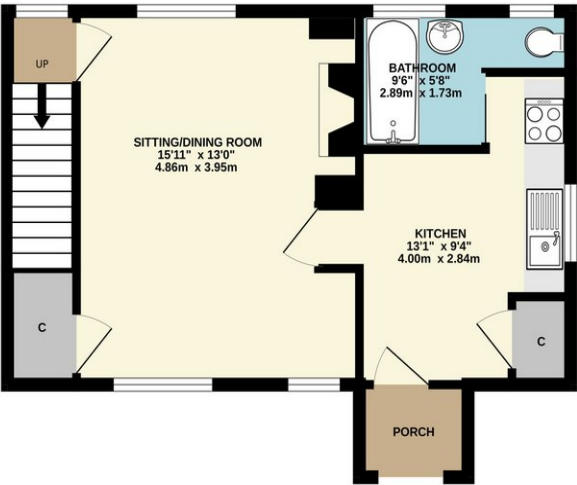
The cottage enjoys a nice-sized cottage style garden with a selection of mature trees, shrubs & plants in situ. Seating areas. Garden shed. The garden is bounded by fencing, walling & hedging with a timber gate providing access from the front. The garden enjoys good privacy.

Short walk from the garden there is off road parking via a drive with enough space for one vehicle.

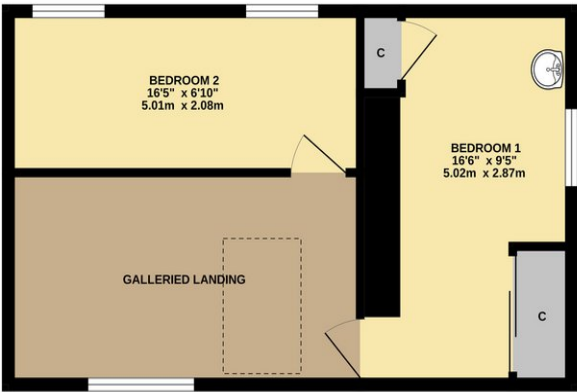


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GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



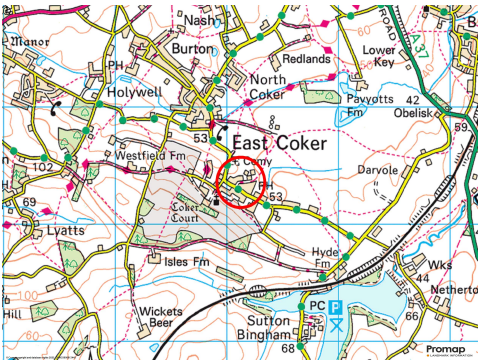
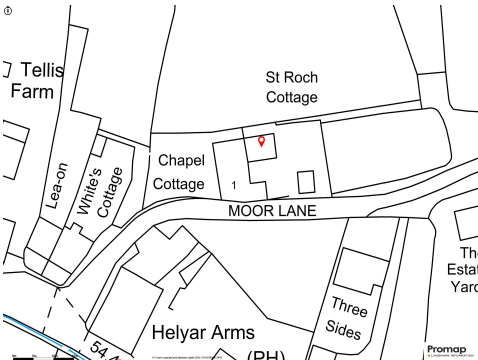
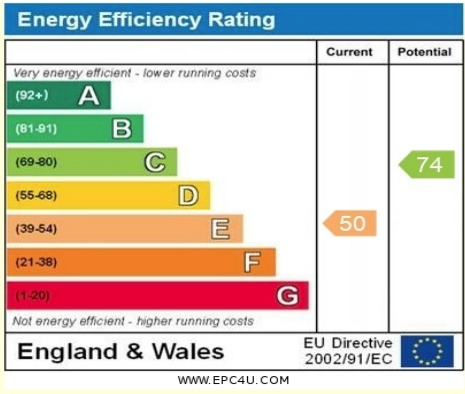
1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.

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* - Guide Price £290,000
- "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."
- *Tenure* - Freehold

Part B

- *Property Type* - 2 Bedroom Semi-Detached Character Property
- *Property Construction* - Traditional, Part Thatched Roof.
- *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* - Private Drainage – Shared Septic Tank. Please note, no recent survey has been undertaken of the septic tank to check it's functionality or compliance with the General Binding Rules. Further information can be found online at <https://www.gov.uk/permits-you-need-for-septic-tanks>, or by consulting a specialist company. We recommend you discuss any mortgage lender requirements and legal recommendations at an early stage.
- *Heating* - Oil Central Heating, external boiler & tank to the rear of the cottage.
- *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 via concrete drive.

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.
- *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 as 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) - E

Other Disclosures

No other Material disclosures have been made by the Vendor.

We understand that the property sits in a conservation area. We recommend that you make your own enquiries regarding this.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 25/02/2025. 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.