



Mill Close, East Coker, Yeovil, Somerset,  
BA22 9LF.

Guide Price £415,000

Freehold

**A well proportioned four bedroom, two reception room detached family home set in this sought after village location. The home benefits from oil central heating, double glazing, cloakroom, nice-sized enclosed rear garden, garage and off road parking.**

 **LACEYS  
YEOVIL LTD**



Mill Close, East Coker, Yeovil, Somerset, BA22 9LF

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7 Mill Close, East Coker, Yeovil, Somerset,  
BA22 9LF.



- A Well Proportioned Four Bedroom Detached Family Home
- Sought After Village Location
- Two Reception Rooms
- Nice Sized Enclosed Rear Garden
- Oil Central Heating
- Double Glazing
- Cloakroom
- Garage
- Off Road Parking



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**

Frosted UPVC double glazed front door to the Entrance Lobby.

#### **Entrance Lobby**

Built in double fronted storage cupboard. Parquet flooring. Glazed door to the Reception Hall.

#### **Reception Hall**

Radiator. Parquet flooring. Doors to the cloakroom, lounge, dining room & kitchen. Stairs up to the landing.

#### **Cloakroom**

Comprising low flush WC. Pedestal wash basin. Built in understairs cupboard. Frosted UPVC double glazed window, rear aspect.

#### **Lounge 6.68 m x 3.63 m (21'11" x 11'11")**

Built in multi fuel burner with marble hearth & surround. TV point. Radiator. Parquet flooring. Coved ceiling. Trail of spotlights. UPVC double glazed windows, front & rear aspects. UPVC double glazed door to the rear garden.

#### **Dining Room 3.28 m x 3.10 m (10'9" x 10'2")**

Radiator. Parquet flooring. Serving hatch to the kitchen. UPVC double glazed window, front aspect.

#### **Kitchen 5.23 m x 3.30 m (17'2" x 10'10")**

Comprising inset stainless steel single drainer, single sink unit with tiled surround, rolltop worksurface with cupboard & drawers below. Recess for cooker, extractor hood above. Recesses for washing machine & dishwasher plumbing in place for both. Space for upright fridge/freezer. Wall mounted cupboards. Built in larder cupboard. Built in storage cupboard. Tiled floor. UPVC double glazed window, rear aspect. UPVC double glazed door to outside.

#### **Landing**

Nice spacious landing providing scope for a study area if required. Built in airing cupboard which houses the hot water tank. Hatch to loft space. Doors to all bedrooms & the bathroom.

#### **Bedroom One 3.81 m x 3.68 m (12'6" x 12'1")**

Radiator. UPVC double glazed window, front aspect.

#### **Bedroom Two 3.71 m x 2.79 m (12'2" x 9'2")**

Radiator. UPVC double glazed window, rear aspect.

#### **Bedroom Three 3.51 m x 2.54 m (11'6" x 8'4")**

Radiator. UPVC double glazed window, front aspect.

#### **Bedroom Four 2.87 m x 2.39 m (9'5" x 7'10")**

Radiator. UPVC double glazed window, front aspect.

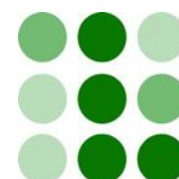
#### **Bathroom 2.24 m x 2.24 m (7'4" x 7'4")**

Suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Wall mounted light/shaver point. Cork flooring. Frosted UPVC double glazed window, rear aspect.

#### **Outside**

To the rear there is a nice sized enclosed garden which comprises of a paved patio area, lawn area with mature shrubs & trees in situ. Outside tap. Raised oil tank. The garden is bounded by fencing & walling with a timber gate providing side access from the front of the home.

To the front there is a lawn area. Concrete drive provides off road parking and access to the **Garage 5.07m (16'8") x 2.63m (8'8")** - Up & over door. The garage also houses the boiler. Path leads to the front door. Outside light.



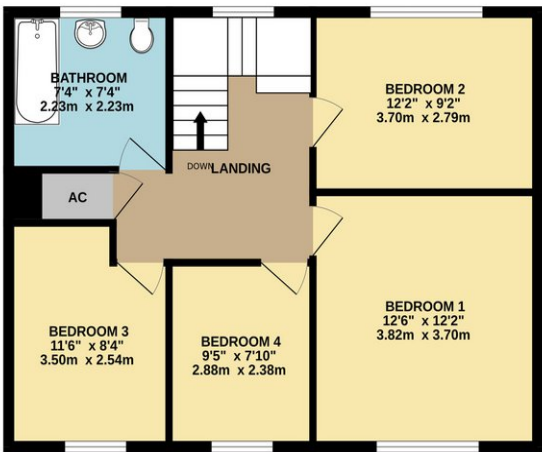


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GROUND FLOOR  
827 sq.ft. (76.8 sq.m.) approx.

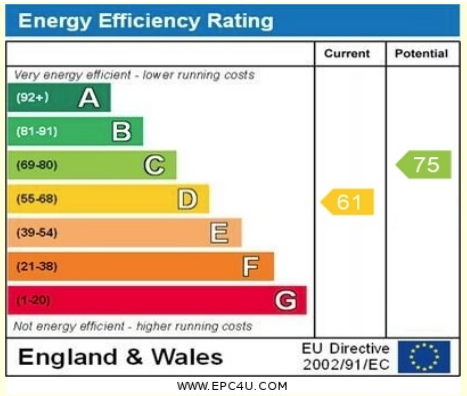


1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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* - E
- *Asking Price* - Guide Price £415,000
- *Tenure* - Freehold

### Part B

- *Property Type* - 4 Bedroom Detached House
- *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, on a meter.
- *Sewerage* - Mains
- *Heating* - Oil Central Heating, boiler located in the garage that also heats the hot water, oil tank to the rear garden. Immersion tank located in the airing cupboard on the landing that provides back up if ever required..
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Garage & Driveway.

### 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. Restricted Covenants include; No trade, manufacture or business to be carried out on or permitted to be carried on upon the premises. Premises to be used as a private dwellinghouse only. No caravan or house on wheels or any other portable structure adapted for use as a sleeping apartment to be on the premises. Not to keep upon the premises or any part thereof any animals except such as are usually kept as domestic pets. \*More covenants in place refer to 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 ) - 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 24/02/2025. 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.