



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

Offers in the Region of £265,000  
Freehold

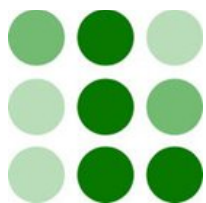
**A three bedroom semi-detached family home set in this sought after village location. The home benefits from double glazing, Calor gas central heating, cloakroom, modern kitchen, nice-sized enclosed rear garden and a garage to the rear. No Onward Chain.**

 **LACEYS  
YEOVIL LTD**



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

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



- A Three Bedroom Semi-Detached Family Home
- Sought After Village Location
- Double Glazed
- Calor Gas Central Heating
- Cloakroom
- Modern Kitchen
- Nice-Sized Enclosed Rear Garden
- Garage To The Rear
- No Onward Chain

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.

#### **Entrance Hall**

Radiator. Two built in storage cupboards. Tiled floor. Stairs up to the Landing via a half landing. Doors to Cloakroom, Lounge & Kitchen.

#### **Cloakroom**

Comprising low flush WC. Pedestal wash basin. Radiator. Tiled floor. Frosted UPVC double glazed window, front aspect.

#### **Lounge 5.56 m x 3.53 m (18'3" x 11'7")**

Built in fireplace with tiled hearth & surround. Radiator. TV point. UPVC double glazed window, rear aspect. UPVC double glazed door to the rear garden.

#### **Kitchen 3.63 m x 2.59 m (11'11" x 8'6")**

Modern well fitted Kitchen comprising inset single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker, extractor hood above. Integrated fridge/freezer. Recess for washing machine, plumbing in place. Recess for slimline dishwasher, plumbing in place. Wall mounted cupboards. Radiator. Tiled floor. Inset ceiling spotlights. UPVC double glazed window, front aspect.

#### **Landing**

Built in airing cupboard. Built in storage cupboard which also houses the Vaillant combi boiler. Hatch to loft space. Frosted UPVC double glazed window, side aspect. Doors to all bedrooms & the bathroom.

#### **Bedroom One 3.57 m x 3.05 m (11'9" x 10'0")**

Built in double fronted wardrobe with overhead storage above. Radiator. UPVC double glazed window, rear aspect.

#### **Bedroom Two 2.95 m x 2.92 m (9'8" x 9'7")**

Radiator. UPVC Double glazed window, front aspect.

#### **Bedroom Three 2.57 m x 2.46 m (8'5" x 8'1")**

Radiator. UPVC double glazed window, rear aspect.

#### **Bathroom 2.54 m x 1.80 m (8'4" x 5'11")**

White suite comprising bath with wall mounted Triton Rima electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Vinyl flooring. Frosted UPVC double glazed window, front aspect.

#### **Outside**

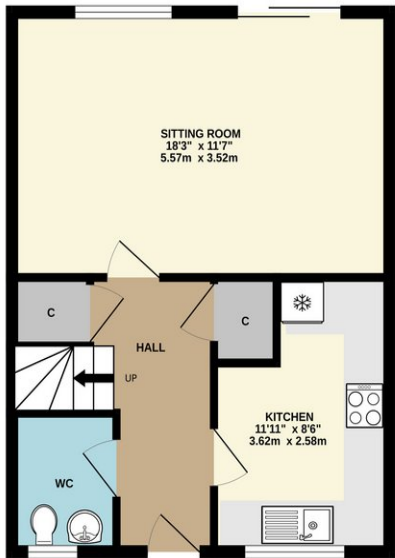
To the rear there is an enclosed nice sized rear garden, comprising paved patio area, lawn area with mature shrubs & trees in situ. Paved path leads to the far end of the garden where a wooden door provides rear access to the Garage. The garden is bounded by fencing & walling. Timber gate provides side access from the front of the house, also to the side of the house is where the Calor Gas Bottles are located.

To the front there is a lawn area with shrubs in situ. Path leads to the front door. Outside light.

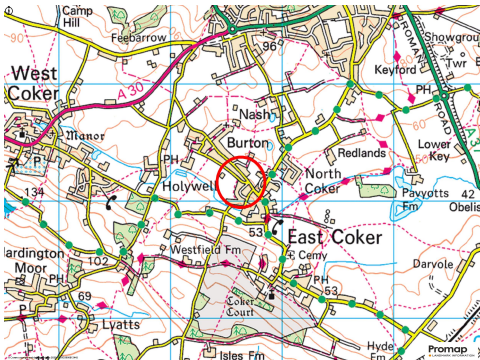
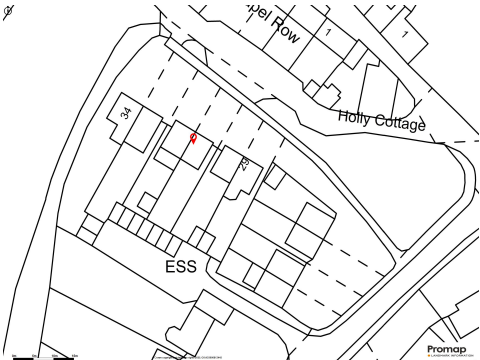
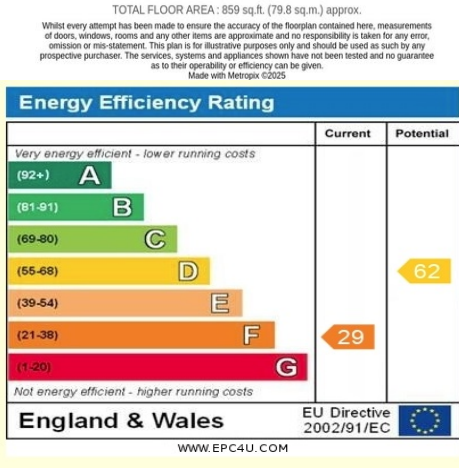
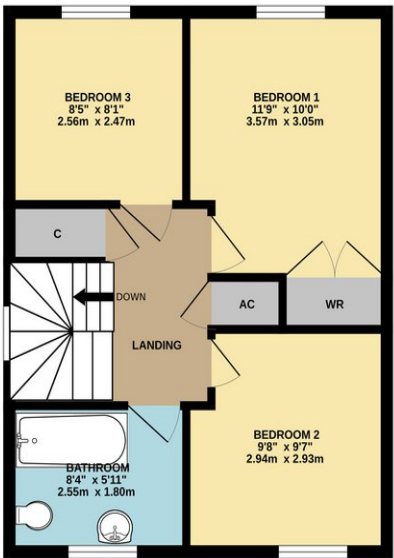


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GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



**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**  
Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

## **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 in the Region of £265,000.
- *Tenure* - Freehold

### **Part B**

- *Property Type* - 3 Bedroom Semi-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
- *Sewerage* - Mains
- *Heating* - Gas Heating (Propane Bottles), Combi boiler located in a cupboard on the Landing, which also heats the hot water.
- *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 to the rear.

### **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 )* - F

## **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 /03/2025. 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.