



Rosebank, Yeovil Road, East Coker, Yeovil,  
Somerset, BA22 9HA, BA22 9HA

Guide Price £475,000

Freehold

**A very well presented & well proportioned three bedroom, two reception room detached bungalow set in this sought after residential location. The bungalow benefits from gas central heating, double glazing, two en-suite bedrooms, utility room, enclosed rear/side garden areas, larger than average garage and off road parking for multiple vehicles. No Onward Chain.**

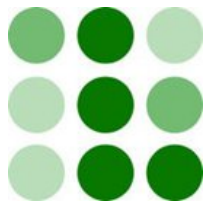
 **LACEYS  
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Rosebank, Yeovil Road, East Coker, Yeovil,  
Somerset, BA22 9HA



- A Very Well Presented Three Bedroom Detached Bungalow
- Well Proportioned Accommodation Throughout
- Two Reception Rooms
- Popular Residential Location
- Two En-Suite Bedrooms
- Gas Central Heating & UPVC Double Glazing
- Enclosed Side & Rear Garden Areas
- Larger Than Average Garage
- Off Road Parking For Multiple Vehicles
- 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 patterned double glazed front door to the Entrance Hall/Lobby.

#### **Entrance Hall/Lobby**

Radiator. Phone point. Inset doormat. Tiled floor. Glazed door to the Kitchen.

#### **Kitchen 4.57 m x 4.38 m (15'0" x 14'4")**

Modern well fitted kitchen comprising inset single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor hood above. Integrated dishwasher. Integrated fridge/freezer. Wall mounted cupboards. Tiled floor. Radiator. Built in storage cupboard. Built in airing cupboard which houses the Worcester combi boiler. Inset ceiling spotlights. Hatch to the roof space. Door to the utility area. Door to the inner hallway. Double opening glazed doors to the split level lounge & dining area.

#### **Utility Area**

Built in worktop. Recess below for washing machine, plumbing in place. Wall mounted cupboards. Radiator. Tiled floor. Tiled walls. Frosted UPVC double glazed door to the rear garden. Door to the bathroom.

#### **Bathroom 2.50 m x 1.84 m (8'2" x 6'0")**

Modern white suite comprising bath with a wall mounted shower over, tiled surround. Vanity sink unit. Low flush WC. Tiled floor. Extractor fan. Heated towel rail. Wall mounted electric heater. Tiled walls. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

#### **Lounge 5.83 m x 5.79 m (19'2" x 19'0")**

Lovely split level Lounge & Dining Area, the lounge is the lower level with steps down to a light & airy space. Built in gas fire with marble hearth & surround. TV point. Two radiators. Phone point. Coved ceiling. Three UPVC double glazed windows, front & side aspects. UPVC double glazed door to the side garden.

#### **Dining Area 4.39 m x 2.92 m (14'5" x 9'7")**

Again a lovely light & airy space on the higher level. Radiator. Coved ceiling. UPVC double glazed, double opening sliding doors to the rear garden.

#### **Inner Hallway**

Doors to all bedrooms.

#### **Bedroom One 4.70 m x 3.25 m (15'5" x 10'8")**

Built in triple fronted wardrobe. Coved ceiling. Radiator. Two UPVC double glazed windows, front aspects. Door to the En-Suite Shower Room.

#### **En-Suite Shower Room**

Comprising corner shower cubicle with wall mounted Mira Vie electric shower in situ, tiled surround. Vanity sink unit. Low flush WC. Wall mounted electric heater. Tiled floor. Tiled walls. Frosted UPVC double glazed window, front aspect.

#### **Bedroom Two 3.81 m x 3.15 m (12'6" x 10'4")**

Two sets of built in double fronted wardrobes. Radiator. Coved ceiling. UPVC double glazed window, rear aspect. Door to the En-Suite Shower Room.

#### **En-Suite Shower Room**

Comprising built in shower cubicle with a wall mounted shower, tiled surround. Vanity sink unit. Low flush WC. Heated towel rail. Wall mounted electric heater. Vinyl flooring. Tiled walls. Frosted UPVC double glazed window, rear aspect.

#### **Bedroom Three 2.79 m x 2.26 m (9'2" x 7'5")**

Radiator. UPVC double glazed window, rear aspect.

#### **Outside**

To the rear there is an enclosed garden area that enjoys good privacy, split level paved patio areas, lower level patio with outside tap, outside lights, steps up to a higher section, timber garden shed in situ, flowerbed borders the top section is enclosed by Iron railings.

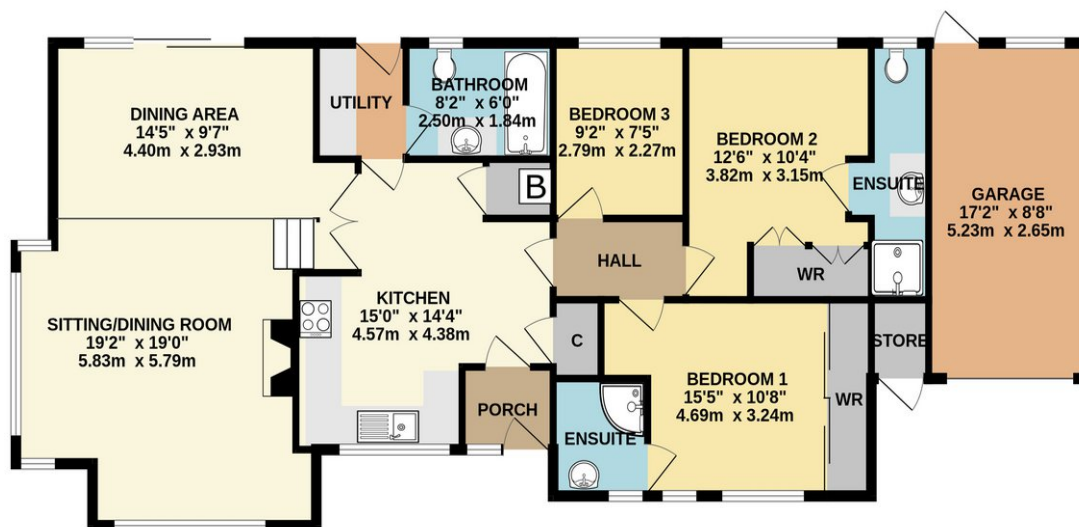
To the side of the bungalow there is an enclosed lawn area again enjoying good privacy. Outside lights. Outside power points. The garden areas on a whole are bounded by fencing, an Iron gate provides access from the drive. There is also a UPVC double glazed door that provides rear access to the Garage.





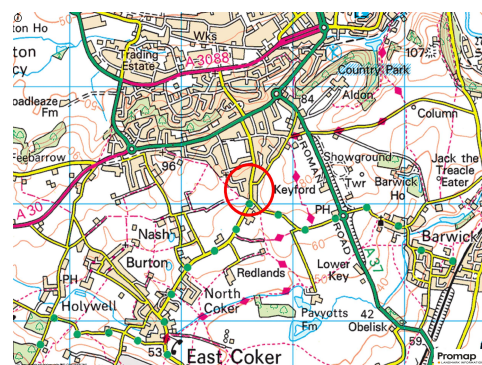
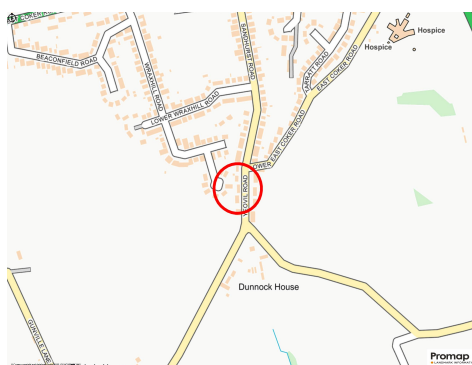
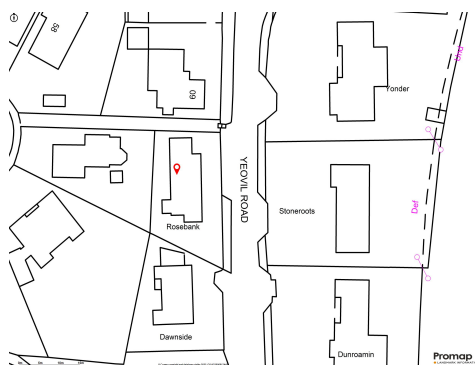
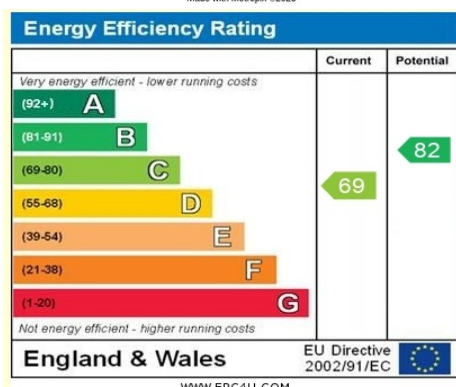
# Rosebank, Yeovil Road, East Coker, Yeovil, Somerset, BA22 9HA

GROUND FLOOR  
1286 sq.ft. (119.4 sq.m.) approx.



TOTAL FLOOR AREA: 1286 sq.ft. (119.4 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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## Please Note

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## 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* - E
- *Asking Price* - Guide Price £475,000
- *Tenure* - Freehold

### Part B

- *Property Type* - 3 Bedroom Detached Bungalow
- *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* - Gas Central Heating, Worcester boiler located in the airing cupboard in the Kitchen which also heats the hot water.
- *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 & Driveway Parking.

### 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 temporary building, structure or caravan whether on wheels or otherwise of any kind should be erected or placed thereon. \*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* - Current 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%). For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - Non Slip Driveway.
- *Coalfield Or Mining Area* - N/A

*Energy Performance Certificate (EPC Rating ) - C*

## 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 03/05/2025. 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.