



West Coker Road, Yeovil, Somerset, BA20 2JD

Guide Price £400,000

Freehold

This spacious detached chalet style home has been newly decorated and offers well proportioned accommodation arranged over two floors. As you enter the property you are greeted with an L-shaped entrance hallway with two reception rooms, a fitted kitchen, two bedrooms, wet room, cloakroom and conservatory, whilst on the top floor there are two further double bedrooms and a shower room. The property offers ample driveway parking for several vehicles which is turn leads to the garage/workshop whilst to the rear there is an attractive, good size, fully enclosed garden. Offered for sale with no forward chain.

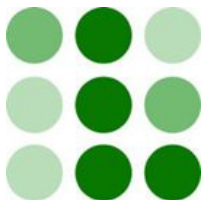
 **LACEYS**  
**YEOVIL LTD**



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65 West Coker Road, Yeovil, Somerset, BA20 2JD



- Detached Chalet Bungalow
- Four Good Size Bedrooms
- Ground Floor Wet Room & First Floor Shower Room
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Large Rear Garden
- Ample Parking & Garage
- No Forward Chain
- Gas Central Heating & Double Glazed



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:

#### **Entrance Hallway**

The L-shaped entrance hallway provides the perfect space to kick off shoes and has doors opening to the sitting room, two ground floor bedrooms and the kitchen. There is a useful storage area under the stairs, two ceiling light points and a radiator. Stairs lead to the first floor landing.

#### **Sitting Room 3.65 m x 3.15 m (12'0" x 10'4")**

A double glazed bay window overlooks the front of the property and there is a substantial wooden fire surround and hearth with space for an electric fire, a decorative light fitting and a radiator.

#### **Dining Room 3.62 m x 3.14 m (11'11" x 10'4")**

Accessed from the Kitchen the dining room also benefits from having a bay double glazed window and has a feature gas fire with surround and hearth. There is a ceiling light point and a radiator.

#### **Kitchen 3.73 m x 2.89 m (12'3" x 9'6")**

Offering a good selection of wall, base and drawer units with work surfaces above. There are glass fronted display cabinets, a built in oven, space for a washing machine and two further under counter appliances. There is also space for a fridge freezer. The gas hob is neatly positioned within a chimney breast with pan drawers below and the stainless steel sink with mixer tap is conveniently situated under the side facing double glazed window. Doors open to the hallway and dining room with an opening leading to the rear lobby

#### **Cloakroom**

Fitted with a low level WC and a corner wash basin with mixer tap. There is a ceiling light point, a radiator and a stained glass window facing the conservatory.

#### **Wet Room**

Offering a good size area to shower with a thermostatically controlled shower and a pull down seat and a wall hung vanity wash basin with mixer tap. There is an enclosed ceiling lamp, heated towel rail, electric wall heater and an obscured side facing double glazed window.

#### **Bedroom One 3.74 m x 3.32 m (12'3" x 10'11")**

A good size double room with patio doors and side light windows opening to the conservatory. There is a feature chimney breast, a radiator and a ceiling light point.

#### **Bedroom Two 2.96m x 2.68m (9'9" x 8'10")**

Currently used as a single bedroom/office this room has double doors which open to the conservatory. There is a ceiling light point and a radiator.

#### **Conservatory 6.40 m x 2.28 m (21'0" x 7'6")**

The large conservatory provides the perfect space to sit and overlook the rear garden with full height double glazed windows and doors. There are wall lamps and a wall mounted electric heater.

#### **First Floor Landing 2.96m x 2.68 (9'9" x 8'10")**

Doors open to both the bedrooms and the shower room. There is a ceiling light point.

#### **Bedroom Three 3.45 m x 3.40 m (11'4" x 11'2")**

A generous double bedroom with a double glazed window overlooking the front of the property. There is a radiator, spot lighting and access to eaves storage.

#### **Bedroom Four 3.45 m x 3.07 m (11'4" x 10'1")**

A further double room with a double glazed window overlooking the rear garden. There is access to eaves storage, a radiator and a ceiling light point.

#### **Shower Room**

Fitted with a shower cubicle with thermostatically controlled shower, a wash basin and a low level WC. There is an obscured rear facing double glazed window, an enclosed ceiling lamp, an extractor fan and a heated towel rail.

#### **Outside**

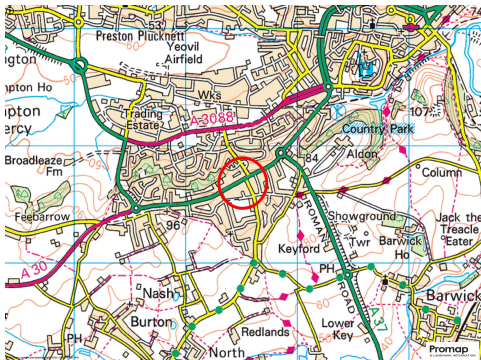
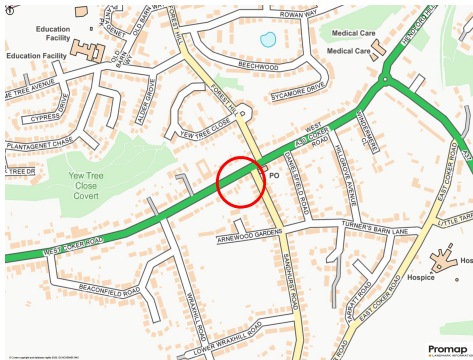
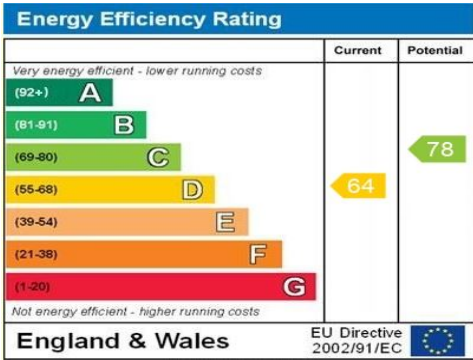
The property sits nicely back from the road behind a brick wall with lawn and mature shrubs behind. There is ample driveway parking for multiple vehicles which in turn leads to the SINGLE GARAGE which has a personal door to the rear, power and light. The rear garden offers plenty of variety and interest with a large patio perfect for al-fresco dining positioned immediately next to the property with a pathway guiding you to the far end and garage. There are large areas of lawn, mature trees and shrubs and an area currently dedicated to growing vegetables along with a greenhouse. There is gated access to the front.



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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 - D
- Asking Price - Guide Price £400,000
- Tenure - Freehold

### PART B

- Property Type - Detached Chalet 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
- Sewerage - Mains
- Heating - Mains Gas Central Heating- combi boiler.
- Broadband - 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 - Ample Driveway Parking For Multiple Vehicles leading to a SINGLE GARAGE

### 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.
- Current Flood Risk - According to the Environment Agencies website the property is at VERY LOW RISK of River, Sea & Surface Water Flooding. 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 - 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 28/04/2025. 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.