

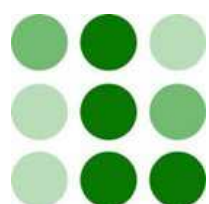


Mill Close, East Coker, Yeovil, Somerset, BA22 9LF

Guide Price £440,000

Freehold

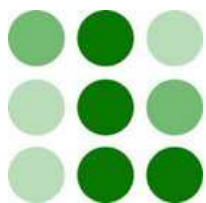
This mature detached family home is situated in the popular village of East Coker and is available for sale with no onward chain. Whilst the property could now benefit from some light modernisation it has been well cared for by the current owner and offers accommodation including a porch, hallway, sitting room, separate dining room, kitchen, breakfast room, conservatory and a down stairs WC. Internal access is available to the double garage whilst on the first floor there are three double bedrooms, a single room and the family bathroom which offers both a shower and a bath. The property sits on a comfortable plot offering well established front and rear gardens, driveway parking and a double garage.

 **LACEYS**
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24 Mill Close, East Coker, Yeovil, Somerset, BA22 9LF



- Detached Family Home In Sought After Village Location
- No Forward Chain
- Mature Front & Rear Gardens
- Ample Driveway Parking & Double Garage
- Three Reception Rooms
- Conservatory
- Downstairs Cloakroom
- Four Piece Bathroom

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:

Porch

Upon entering the property you are greeted with a porch which provides the ideal space to kick off shoes and hang coats in the cupboard. A glazed door opens to the hallway.

Hallway

Doors open to the sitting room, dining room, kitchen/breakfast room and ground floor cloakroom. Stairs provide access to the first floor landing. There is a radiator and a ceiling light point.

Cloakroom

Partially tiled and a fitted with a low level WC and an inset wash basin. There is an obscured rear facing double glazed window, a wall mounted electric heater, a ceiling light point and an under stairs storage cupboard.

Sitting Room 6.61 m x 3.66 m (21'8" x 12'0")

A spacious twin aspect room with a double glazed window overlooking the front garden and sliding doors opening to the conservatory. There is a feature working open fireplace which provides a nice focal feature to the room, two radiators and a decorative light fitting.

Dining Room 3.27 m x 3.08 m (10'9" x 10'1")

Whilst currently used as a formal dining room, given the space in the kitchen/breakfast room this could equally become a ground floor office, snug, or children's play room if required. There is a large double glazed window overlooking the front of the property, a radiator and a decorative light fitting.

Kitchen/Breakfast Room

Kitchen Area 4.42m x 3.28m (14'6" x 10'9")

With an archway subtly zoning the two spaces the kitchen area is fitted with a good selection of wall and base units with drawers and work surfaces above, display cabinets and open shelving. There is a built in eye level oven/grill, an inset hob with extractor hood above, a fridge/freezer and a dishwasher. Two double glazed windows overlook the rear garden with the stainless steel sink with mixer tap positioned under one of them.

Breakfast Area 3.36 m x 2.53 m (11'0" x 8'4")

The perfect space for informal dining with a double glazed door opening to the rear garden, a radiator and a retractable light fitting. A door opens to the garage.

Conservatory 3.70 m x 2.68 m (12'2" x 8'10")

A nice addition from where one can enjoy the lovely outlook over the rear garden through the double glazed windows. Double doors open to the garden.

Landing

The landing has a large double glazed window to the rear and a ceiling light point. Doors open to all four bedrooms and the bathroom. Access is available to the loft.

Bedroom One 3.85 m x 3.71 m (12'8" x 12'2")

Offering an extensive selection of fitted wardrobes including a built in dressing table. This double room has a radiator and a ceiling light point. A double glazed window overlooks the front of the property.

Bedroom Two 3.71 m x 2.70 m (12'2" x 8'10")

A further double room with a fitted wardrobe, a radiator and a ceiling light point. A double glazed window enjoys a pleasant outlook over the rear garden.

Bedroom Three 3.80 m x 2.54 m (12'6" x 8'4")

The third bedroom is also a double room with a double glazed window overlooking the front of the property, a radiator and a ceiling light point.

Bedroom Four 2.90 m x 2.38 m (9'6" x 7'10")

A sensible size single room with a radiator and a ceiling light point. A double glazed window overlooks the front of the property.

Family Bathroom

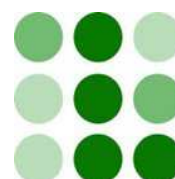
Mostly tiled and fitted with a coloured suite comprising tiled enclosed bath with mixer tap, pedestal wash basin, low level WC and a separate shower. There is a ceiling light point, shaver light/point and a radiator. An obscured double glazed window faces the rear.

Garage 5.24 m x 4.97 m (17'2" x 16'4")

With up and over door, power and light.

Outside

The property sits nicely back from the road behind mature trees with a generous area of lawn and a selection of mature bushes, ample driveway parking leads to the double garage. The rear garden with its gated side access is laid to patio which is perfect for al-fresco dining with shallow steps and planted raised beds leading to the large expanse of lawn which is all surrounded by mature shrubs and trees. Walking through the arbour you find yourself in the far end of the garden which feels so private and once again is surrounded by mature trees and shrubs.



Material Information applicable in all circumstances

Material Information In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - E
- Asking Price - Guide Price £440,000
- Tenure - Freehold

Stamp Duty Land Tax (SDLT) - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances – please visit HMRC's SDLT Calculator <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>

Other Fees/Disbursements payable - Conveyancers will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lenders' transaction fees (non-exhaustive list) – please seek confirmation from your Conveyancer prior to a commitment to purchase

Material Information to assist making informed decisions

- Property Type - 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 - Oil Central Heating
- 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 - Driveway Parking & Double Garage

Material Information that may or may not apply

- 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 - Not to use the premises or any part thereof for the sale distribution or manufacture of ale beer wine spirits or other intoxicating liquors. To be used a private dwelling house only shall not preclude any registered medical practitioner or dental practitioner who shall reside therein from carrying on his profession therein. Not to place on the premises any caravan or house on wheels or any other portable structure adapted for use as a sleeping apartment. Not knowingly to keep upon the premises any animal except such as are usually kept as domestic pets. Other covenants in place- please refer to solicitor.

Material Information that may or may not apply continued

- 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 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 - 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.

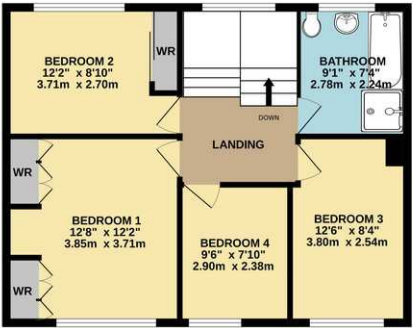
This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 01/08/2025. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental 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.

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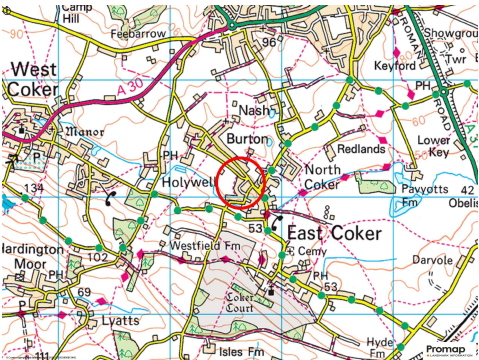
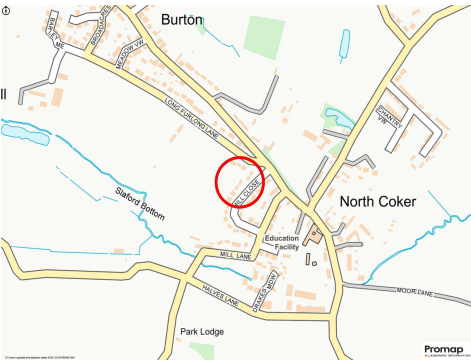
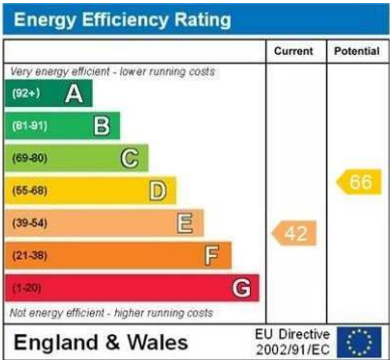
GROUND FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 1759 sq.ft. (163.5 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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Please Note

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