



Burton, East Coker, Yeovil, Somerset, BA22 9LS

Guide Price £425,000

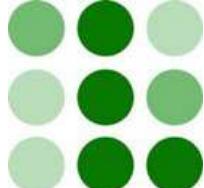
Freehold

**A well proportioned and well presented three bedroom detached bungalow set in this sought after village location, in a tucked away position enjoying good privacy. The bungalow benefits from oil central heating, double glazing, conservatory, additional WC to main bedroom, enclosed rear/side garden areas, detached garage and off road parking for multiple vehicles.**



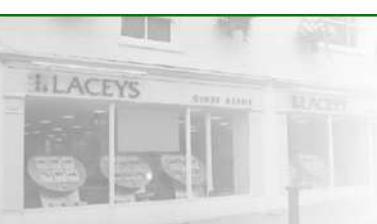
12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)



## The Barton, Burton, East Coker, Yeovil, Somerset, BA22 9LS

- A Well Proportioned Three Bedroom Detached Bungalow
- Sought After Village Location
- Two Reception Rooms
- Conservatory
- Oil Central Heating
- UPVC Double Glazing
- Enclosed Wrap Around Gardens
- Detached 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 UPVC double glazed front door to the Entrance Hall.

#### **Entrance Hall**

Radiator. Coved ceiling. Built in airing cupboard. Doors to Lounge, Kitchen, all three Bedrooms & the Bathroom.

#### **Lounge 4.06 m x 3.91 m (13'4" x 12'10")**

Built in open fireplace with marble hearth & surround. Radiator. Phone point. TV point. Coved ceiling. Dimmer switch. UPVC double glazed window, front aspect. Throughway to the Dining Room.



#### **Dining Room 3.30 m x 2.62 m (10'10" x 8'7")**

Radiator. Coved ceiling. TV point. UPVC double glazed window, rear aspect. Double glazed sliding patio door to the Conservatory.

#### **Conservatory 4.55 m x 2.69 m (14'11" x 8'10")**

Radiator. Tiled floor. TV point. UPVC double glazed door to the Rear Garden.



#### **Kitchen 3.25 m x 2.97 m (10'8" x 9'9")**

Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Integrated washing machine. Recess for slimline dishwasher, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Upright radiator. Inset ceiling spotlights. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the Rear Garden.

#### **Bedroom One 3.58 m x 3.20 m (11'9" x 10'6")**

Radiator. Built in wardrobes. One of the wardrobe doors provides access to a secret additional WC. Coved ceiling. UPVC double glazed window, rear aspect.

#### **Additional WC**

Comprising low flush WC. Wall mounted wash basin. Vinyl flooring.



#### **Bedroom Two 3.76 m x 2.82 m (12'4" x 9'3")**

Radiator. Built in wardrobes. Coved ceiling. UPVC double glazed window, front aspect.

#### **Bedroom Three 3.30 m x 2.72 m (10'10" x 8'11")**

Radiator. Coved ceiling. Dimmer switch. Hatch to loft space. UPVC double glazed window, rear aspect.



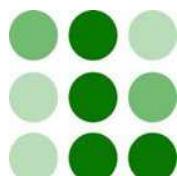
#### **Bathroom**

White four piece suite comprising bath with a mixer tap shower attachment, tiled surround. double width shower cubicle with wall mounted shower, tiled surround. Coupled wash basin & low flush WC. Extractor fan. Heated towel rail. Shaver point. Inset ceiling spotlights. Two frosted UPVC double glazed windows, both side aspects.

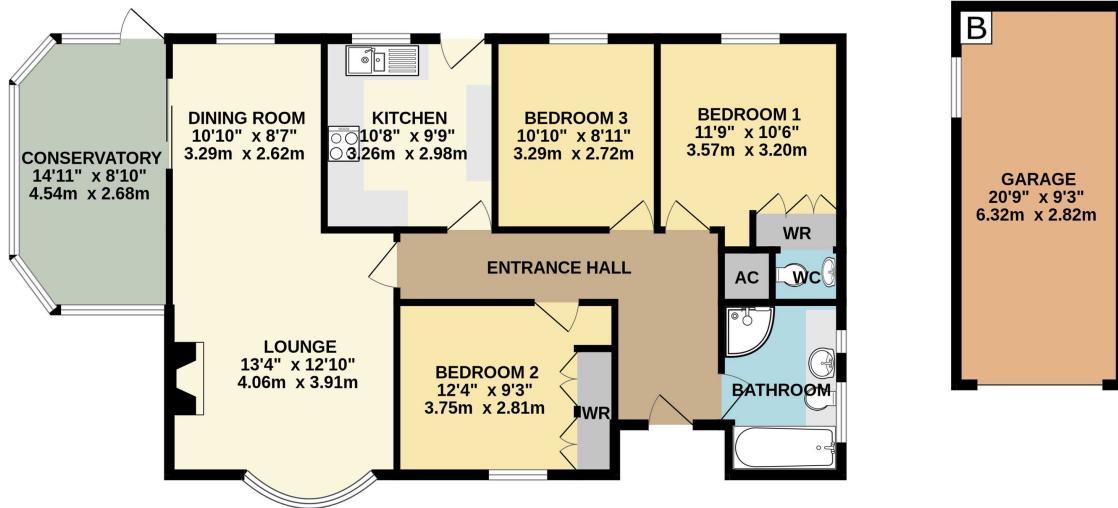
#### **Outside**

The bungalow enjoys a mature wrap around garden with the main lawn area starting at the front, going around the side and to the rear. Wide selection of mature trees, shrubs & plants in situ. To the rear there is also a paved patio area and gravelled section. Garden pond. Timber garden shed. Outside lights. Outside tap. The garden areas are bounded by fencing & hedging, two timber gates provide access from either side of the bungalow.

To the front there is a tarmac drive that provides off road parking for multiple vehicles and access to the **Detached Garage - 6.32m (20'9") x 2.82m (9'3")** - Electric door, power & lighting in situ, also houses the boiler, UPVC double glazed window, rear aspect. Further outside lights & tap.

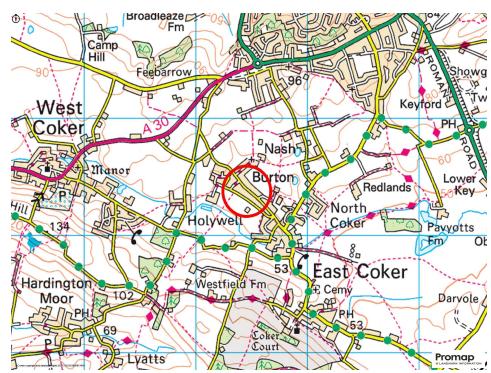
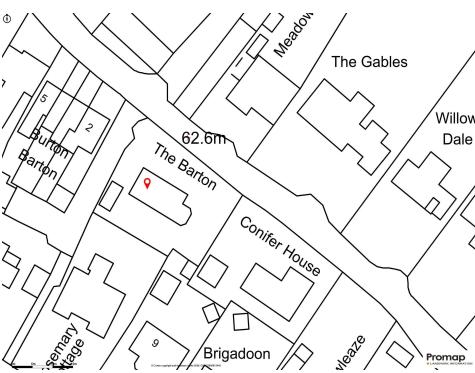


GROUND FLOOR  
1205 sq.ft. (111.9 sq.m.) approx.



TOTAL FLOOR AREA: 1205 sq ft. (111.9 sq.m.) approx.  
Whilst every effort 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.  
Made with Metropix ©2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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**

*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 £425,000
- *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* - Conveyancer's 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 lender's 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* - 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
- *Sewerage* - Mains
- *Heating* - Oil Central Heating, boiler located in the garage.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Garage & Driveway.

### **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* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include:- Property only to be used as a single private dwellinghouse, garage erected to be used as a private garage only. \*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* - 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 09/01/2026. 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.