



Main Street, East Coker, Somerset, BA22 9JY.

Guide Price £250,000

Freehold

**This charming Grade II listed thatched cottage is situated in the heart of a sought-after village. An attractive semi-detached period home, it presents an excellent opportunity for buyers looking to restore and enhance a property rich in traditional character. The cottage boasts a wealth of original features, including an impressive Inglenook fireplace, a traditional bread oven, and exposed beams throughout. Requiring refurbishment throughout, the property offers great potential to create a warm, characterful home or to add value over time. To the rear, a generous and enclosed cottage garden provides an ideal space for relaxing or entertaining. Offered with no onward chain.**

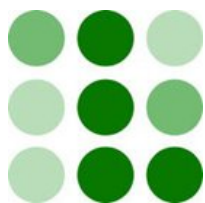
 **LACEYS  
YEOVIL LTD**



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Holly Bank, Main Street, East Coker, Yeovil,  
Somerset, BA22 9JY



Grade II Listed Semi-Detached Thatched Cottage  
Central Position In This Sought After Village  
Full Renovation Opportunity  
Many Original Period Features Throughout  
Inglenook Fireplace & Bread Oven  
Enclosed Rear Garden  
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**

Wooden front door leading to the entrance lobby. Wooden door through to the lounge/kitchen areas.

### **Lounge 2.77 m x 2.54 m (9'1" x 8'4")**

Featuring an Inglenook fireplace with wood burner in situ. In one corner, there is a bread oven (currently covered). TV point. Wall-mounted night storage heater. Built-in understairs cupboard. Secondary glazed front aspect window with recessed windowsill. Open plan to the kitchen area.

### **Kitchen Area 4.37 m x 1.75 m (14'4" x 5'9")**

Fitted with an inset stainless steel single drainer sink unit with mixer tap, tiled splashback, and worktop with cupboards below. Wall-mounted Zip water heater. Additional base and wall-mounted cupboards. Wall-mounted night storage heater. Vinyl flooring. Two rear aspect windows. Door to the rear lobby.

### **Rear Lobby**

Stairs rising to the landing/bedroom two. Doors to the ground floor shower room and separate WC. Door to the rear garden.

### **Ground Floor Shower Room 2.06 m x 1.80 m (6'9" x 5'11")**

Comprising a double-width shower cubicle with wall-mounted Mira electric shower and tiled surround. Vanity sink unit. Wall-mounted Dimplex electric heater. Vinyl flooring. Rear aspect window..

### **Separate WC**

Fitted with a low flush WC. Wall-mounted cupboard. Frosted rear aspect window.

### **Landing/Bedroom Two 5.11 m x 2.54 m (16'9" x 8'4")**

Front aspect window with recessed windowsill. Door to Bedroom One.

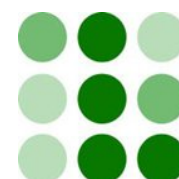
### **Bedroom One 4.37 m x 2.74 m (14'4" x 9'0")**

Built-in double-fronted wardrobe and overstairs cupboard. Wall-mounted night storage heater. Front aspect window.

### **Outside**

A key feature of the property is the generous enclosed rear garden, laid mainly to lawn and complemented by mature trees, shrubs, plants, and well-stocked flowerbeds. Greenhouse. Timber garden shed. Outside tap. The garden is enclosed by fencing and walling, with a timber gate providing side access to the front of the cottage.

To the front of the property is an additional lawned garden area, also well stocked with flowers and shrubs and enclosed by walling.

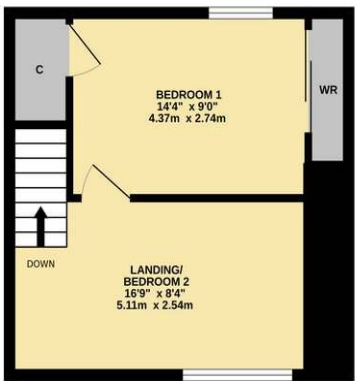


# Holly Bank, Main Street, East Coker, Yeovil, Somerset, BA22 9JY

GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.

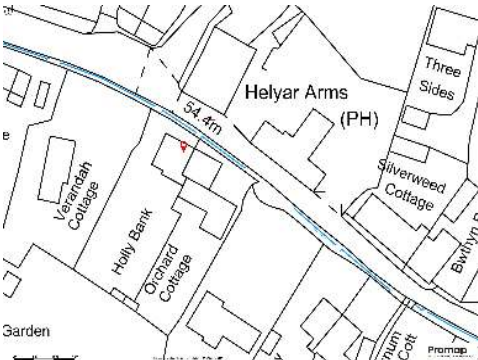
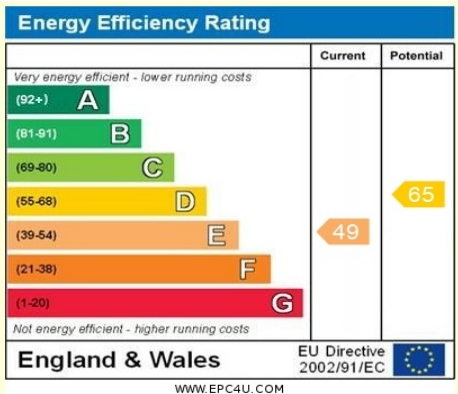


1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq.ft. (62.1 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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## 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* - Offers Over £250,000
- *Tenure* - Freehold - This property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.

### Part B

- *Property Type* - 2 Bedroom Semi-Detached Cottage
- *Property Construction* - Traditional, Thatched Roof
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains, not on a meter
- *Sewerage* - Mains
- *Heating* - Woodburner in situ in the lounge, night storage heaters also.
- *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* - On road parking subject to availability.

### 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.
- *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 ) - 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 23/04/2025. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.