



## Property Location

Set on the edge of the idyllic and highly desirable South Somerset village of East Coker, Mill Lane benefits from open countryside and farmland in all directions

The village hall and primary school are a short walk away whilst the busy market town of Yeovil is just a 10-minute drive with its many amenities.

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

Approximate Gross Internal Area = 104.3 sq m / 1123 sq ft

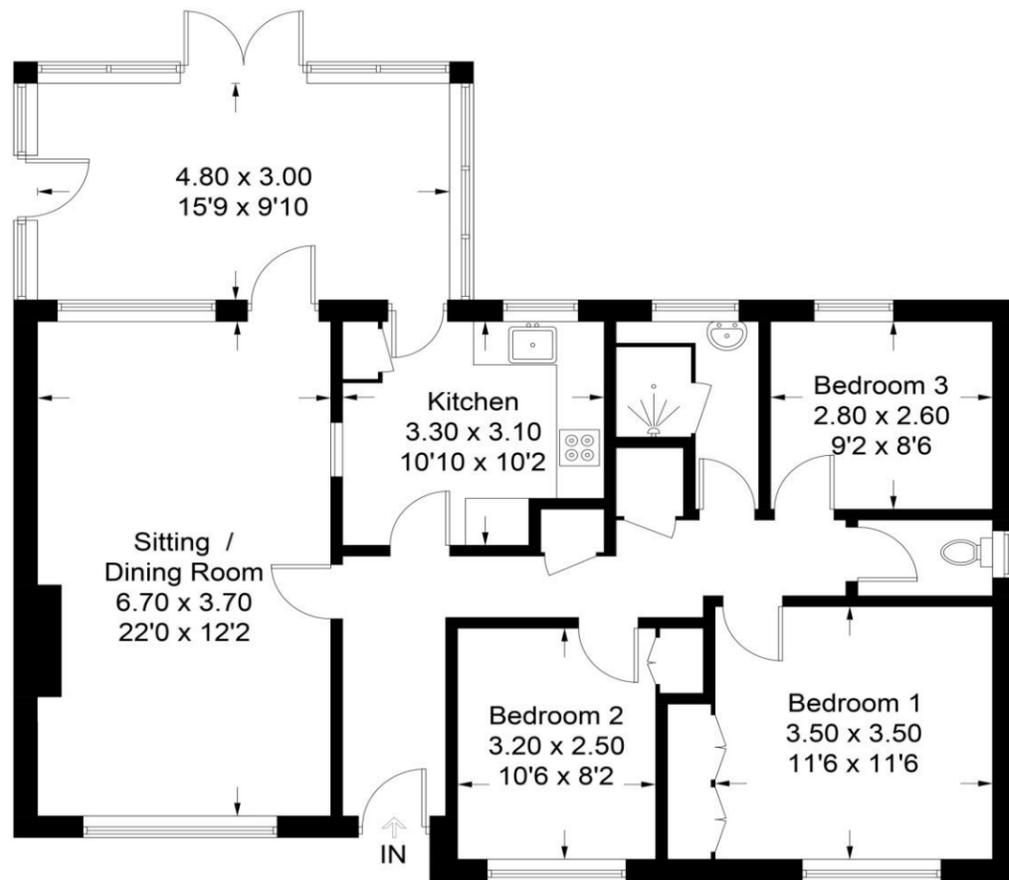


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1095525)



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



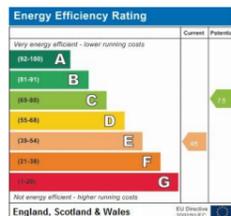
## Mill Close, East Coker

Asking Price Of £440,000

**13 Mill Close  
Yeovil  
BA22 9LF**

**Key features:**

- Village Location
- Countryside Views
- Double Garage
- Conservatory
- Large Gardens
- Oil Fired Central Heating
- Driveway Parking
- Three Double Bedrooms



**Why you'll like it**

A rare chance to own this very well presented 3-bedroom, detached bungalow located in the beautiful village of East Coker set in a large garden and surrounded by beautiful countryside. The property comprises of an entrance hall leading to the kitchen, a large lounge/diner with parquet flooring and open fireplace, shower room and separate W/C, 3 bedrooms and a conservatory enjoying far reaching countryside views. Outside the property benefits from spacious mature gardens which surround the property and a double garage and driveway.

**ENTRANCE HALL** A white double glazed front door opens into a light main hallway of the bungalow from which doors lead to all rooms. There is a light brown carpet and pale blue walls. Two large cupboards, once housing the hot water tank and the other providing excellent storage for coats and shoes etc. Radiator.

**KITCHEN** 10' 9" x 10' 2" (3.3m x 3.1m) Homely kitchen with double glazed window overlooking the rear garden and door to the conservatory. Pale green painted kitchen units with a marble-effect laminate work-surface. Neutral walls and ceramic tiled floor. Larder cupboard and hatchway to the dining room. Appliance spaces for free-standing oven, washing machine and fridge-freezer. Oil boiler.

**CONSERVATORY** 9' 10" x 13' 5" (3m x 4.1m) Large double glazed conservatory to the rear with french doors and single door opening to the garden. Ceramic tiled flooring. Radiator.

**SITTING/DINING ROOM** 12' 1" x 21' 11" (3.7m x 6.7m) Spacious reception room with space for both seating and dining areas. Wooden parquet flooring and pale blue walls. Open fire place. Double glazed door and window opening into the conservatory to the rear. Double glazed window to the front. Two radiators.

**SHOWER ROOM** With double glazed window to the rear, blue tiled floor and white walls/tiles. Large shower enclosure, white sink with cupboard fitted beneath and white heated towel rail.

**WC** Separate WC with double glazed window to the side, blue tiled floor and dark blue/white walls. White toilet with fitted small hand wash sink above.

**BEDROOM ONE** 11' 5" x 11' 5" (3.5m x 3.5m) Double bedroom with double glazed window to the front. Two fitted wardrobes. Neutral carpet and pale blue walls. Radiator.

**BEDROOM TWO** 8' 2" x 10' 5" (2.5m x 3.2m) Double bedroom with double glazed window to the front. Fitted wardrobe. Neutral carpet and pale blue walls. Radiator.

**BEDROOM THREE** 9' 2" x 8' 6" (2.8m x 2.6m) Small double / good sized single bedroom with double glazed window to the rear. Neutral carpet and dark blue / white walls. Radiator.

**GARAGE** Double detached garage with two white 'up and over' doors. Single door to the rear opening to the garden. Lights and power sockets. Driveway parking for 3-4 cars.

**GARDEN** The garden is large and wraps around the bungalow on 3 sides. Mostly laid to lawn there are also plenty of large shrubs and trees creating a sense of privacy from the neighbouring properties and lane. Patio area adjacent to the conservatory and garage. Oil tank.

