



Property Location

The village of West Coker is located just 3 miles to the West of the bustling market town of Yeovil with its many amenities including shopping centre, district hospital and cinema.
The village itself benefits from several pubs and local shops plus an active village hall.

Barn Cross, East Street, West Coker, BA22 9BG

Approximate Gross Internal Area = 91.7 sq m / 987 sq ft
Outbuilding = 12.2 sq m / 131 sq ft
Total = 103.9 sq m / 1118 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1190311)



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.



West Coker, Yeovil

Asking Price Of £440,000

Martin & Co Yeovil

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East Street

Yeovil

BA22 9BG

Key features:

• Landscaped Gardens to Front and Rear

• Driveway Parking for 3 Cars

• Detached Workshop / Home Office

• Three Double Bedrooms, Master En Suite

• Oil Fired Central Heating

• Village Location

• Local Shops and Pubs

• South Facing Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Spacious detached bungalow in an enviable location at the heart of the desirable South Somerset village of West Coker with driveway parking, attractive landscaped gardens, south-facing the rear, and fully modernised throughout. Benefitting from a detached workshop / home office. Early viewing recommended!

ENTRANCE PORCH The property is entered by double glazed front door into a useful front porch extension giving space for coats, boots etc. Further glazed door opening into the main hallway. Double glazed window to the front and single glazed obscure glass window into the bathroom. Brown carpet and fitted mat. Radiator.

HALLWAY L-shaped hallway from which all accommodation leads. Cream carpet and neutral walls. Radiator, storage cupboard and loft hatch.

KITCHEN 14' 5" x 10' 11" (4.4m x 3.35m) Attractive modern kitchen with large double glazed window to the front and door opening to the side. Gloss neutrally coloured kitchen units with a granite-effect laminate worksurface. Integrated double electric ovens, dishwasher, fridge-freezer and electric hob with extractor above. Appliance space for washing machine. White, space-saving folding doors open into the hall and sitting / dining room. Tile-effect vinyl flooring and multi-colour tiled splashbacks. Two radiators.

SITTING/DINING ROOM 18' 4" x 10' 9" (5.6m x 3.3m) Spacious reception room with plenty of space for both seating and dining areas. Neutral decor and carpet.



Double glazed French doors with side panes opening to the rear garden plus window to the side. Two radiators.

BEDROOM ONE 13' 5" x 10' 9" (4.1m x 3.3m) Master double bedroom with double glazed window to the rear. Neutral carpet and decor. Radiator.

ENSUITE Shower room with white vinyl flooring and pale blue wall tiles. White suite of toilet set in cupboards and corner pedestal basin. Corner shower cubicle. Radiator and electric heated towel rail. Extractor.

BEDROOM TWO 10' 9" x 7' 10" (3.3m x 2.4m) Double bedroom with double glazed window to the front. Neutral carpet and decor. Radiator.

BEDROOM THREE 10' 9" x 7' 2" (3.3m x 2.2m) Small double or good sized single bedroom with double glazed window to the rear. Neutral carpet and decor. Radiator.

BATHROOM Family bathroom with white vinyl flooring and pale blue wall tiles. White suite of toilet set in cupboards and pedestal basin. Bath with shower above and hinged screen. Radiator and electric heated towel rail.

WORKSHOP / STUDIO 8' 2" x 15' 7" (2.5m x 4.75m) Detached converted garage which is now split into two rooms (but could easily be turned back into one space). Double glazed window and sliding doors to the front. Electrics and lighting.

GARDEN AND DRIVEWAY The property is approached by an initial steep section of driveway which then levels out and provides parking for up to 3 cars. The gardens are fully landscaped with paving and raised beds. To the front is an area with mature shrubs providing screening from the road. The rear has a patio area adjacent to the bungalow, then a series of stepped areas with a vegetable garden at the rear with two raised planters. There is abundant beautifully cared for plants including mature apple and fig trees. The oil tank is situated behind the studio whilst the boiler is at the front. To the side is a pretty 'sun-trap' area with artificial grass and an automated extending sun shade.

