



Property Location

East Coker is a desirable rural village set in the rolling farmland and countryside of South Somerset. With a highly rated pub and primary school plus active village community, East Coker is also within easy distance of the bustling town of Yeovil with its many amenities.

3 Townsend Mead, East Coker, Yeovil, BA22 9FF

Approximate Gross Internal Area = 84.8 sq m / 913 sq ft

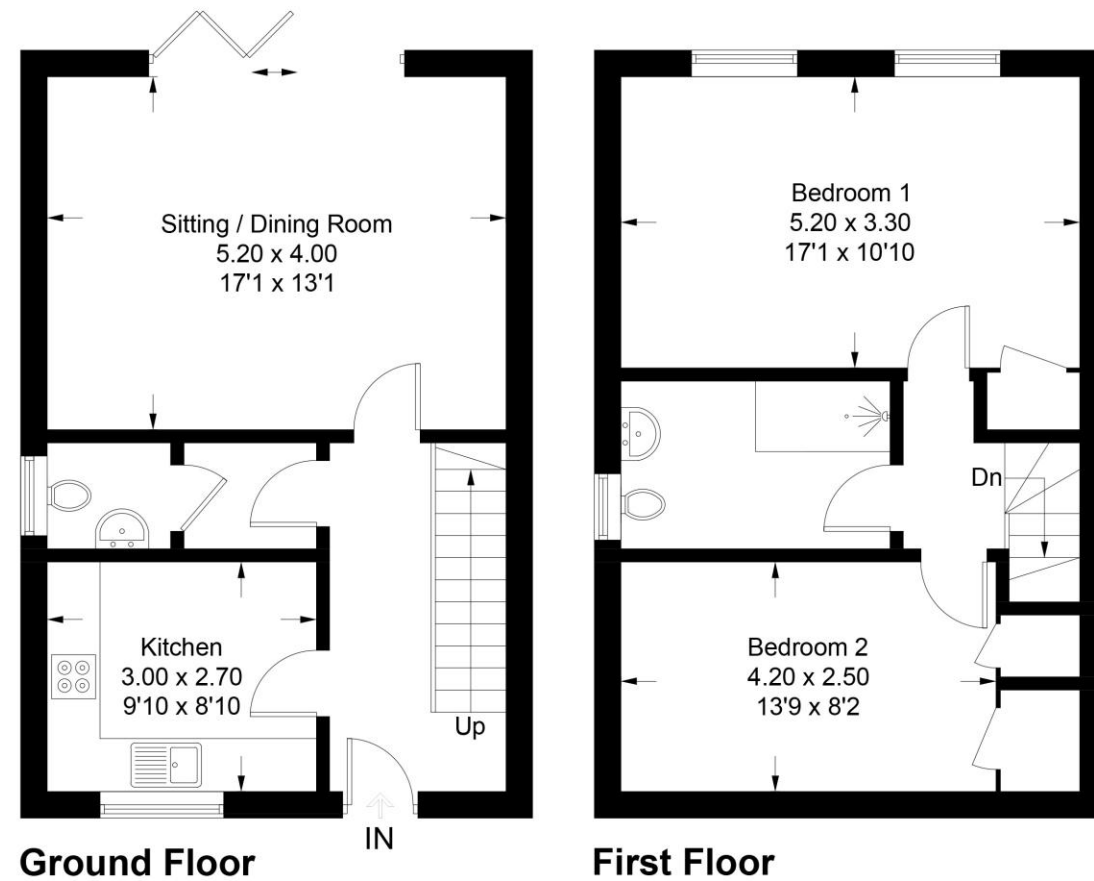


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1233445)



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.

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Townsend Mead, East Coker

Offers in Region of £290,000



Townsend Mead Yeovil BA22 9FF

Key features:

- Modern Stylish Home
- Garden to Rear
- Car Port Parking for Two Cars
- Work Shop
- Electric Underfloor Heating
- Downstairs Cloakroom
- Village Location
- Cul De Sac

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Modern stone-built house in a mews location at the edge of the highly desirable South Somerset village of East Coker. With garden to rear, carport with workshop, the house is of the highest standard with modern fixtures and fittings, and electric underfloor heating installed throughout.

ENTRANCE HALL: Wooden front door opening into a welcoming entrance hall. With stairs rising to the first floor ahead and doors opening to the sitting/dining room and kitchen. Wooden laminate flooring and neutral decor. Under stair cupboard housing the underfloor heating controls and electrical consumer unit. N.b. the whole house benefits from underfloor heating with a thermostatic control wall mounted in each room.

KITCHEN 9' 10" x 8' 10" (3m x 2.7m) Country-style kitchen with modern fixtures and fittings with double glazed window to the front. Cream units with wood-laminate work surface and white ceramic sink. Herringbone wood-effect vinyl flooring and neutral decor. Integrated single electric oven, 4-ring hob with extractor above, dishwasher and washing machine. Appliance space for free-standing fridge-freezer.

SITTING/DINING ROOM 17' 0" x 13' 1" (5.2m x 4m) Good sized reception room across the rear of the ground floor with tri-folding double glazed doors opening to the rear garden.

Wooden laminate flooring and neutral decor.

STAIRS AND LANDING: Neutrally carpeted stairs rise to the first floor landing with neutral decor. Loft hatch.

BEDROOM ONE 17' 0" x 10' 9" (5.2m x 3.3m) Double bedroom with two double glazed windows to the rear. Neutral carpet and decor with a yellow floral wallpaper feature wall. Large airing cupboard housing the hot water tank.

BEDROOM TWO 13' 9" x 8' 2" (4.2m x 2.5m) Double bedroom with two double glazed windows to the front. Neutral decor with a striped wallpaper feature wall. Two fitted cupboards.

BATHROOM: Family bathroom with attractive modern fittings and double glazed window to the side. White toilet, pedestal basin and bath with shower fitted above and screen. Two grey fitted vanity units. Shaver light and extractor fan.

CLOAKROOM: Ground floor WC with double glazed window to the side. Small ante-room useful for coat storage. White hand wash basin and toilet. Tile effect vinyl flooring and neutral decor. Extractor fan.

GARDEN: To the front is a small non-enclosed gravel area. A paved shared passage runs to the side and rear of the house giving access to the rear garden via gate. The garden has a patio laid with lean-to shelter across the rear of the house. Beyond that is a lawn with borders to each side.

CARPORT: Across from the front of the house is a large barn converted to carports for the mews houses. Number 3 benefits from a section where 2 cars can park, along with a wooden workshop / storage shed at the rear. to the side of the carport is a bin store for the cul de sac.

