



FOR SALE

Denzil Close, Yeovil, BA22 9DU

£240,000



ORCHARDS
ESTATES

Located in the charming and sought-after village of West Coker, this well-presented two bedroom house offers comfortable, low-maintenance living in a great location. The property is in ready-to-move-in condition, featuring a bright and airy living space, two well-sized bedrooms, a modern kitchen, bathroom and downstairs toilet. With a garage and one allocated parking space, convenience is guaranteed. Perfect for first-time buyers, downsizers, or investors, this house combines practicality with village charm, just a short distance from local amenities and countryside walks. Early viewing is highly recommended, don't miss out on this fantastic opportunity!

£240,000



LOCATION

West Coker is a popular village circa 3 miles to the west of Yeovil. The village has several amenities including primary school, doctors, butchers, post office, pub, restaurants, hotel, village hall and garage. A much wider range of amenities can be found within 3 miles of Yeovil including railway connections to London/Waterloo.

Approach

The front of the house is accessed via a couple of steps leading to the front door.

Ground Floor

Stepping through the front door, you are welcomed into the light and airy hallway, which leads into the downstairs WC, kitchen and living room.

Living Room - This generously sized room offers flexible living options, perfect as a comfortable lounge or a combined lounge-diner. A large patio door floods the space with natural light, creating a bright and welcoming atmosphere. An electric heater ensures warmth and comfort throughout the seasons.

Kitchen - The kitchen features a range of classic Shaker-style wall and base units, a fitted oven, hob and fridge/freezer, offering both style and functionality. There's space for a washing machine, and dishwasher, making it ideal for everyday living. Practical touches include an extractor fan and tiled splashbacks, combining convenience with a clean, timeless finish
Downstairs WC - Includes a modern white wash hand basin and a toilet. The room features a front aspect window with vinyl flooring.

First Floor

Ascending the stairs to the first-floor landing, you will find two double bedrooms and a family bathroom. Bedroom One - A spacious double bedroom featuring soft carpeting underfoot and a rear aspect window that brings in plenty of natural light. An electric heater ensures a cosy environment, making this an inviting space for rest and relaxation.

Bedroom Two - A bright, and airy double room also featuring soft carpeting underfoot, a front aspect window and electric heater.

Family Bathroom - Includes a modern white suite with a shower over the bath, a wash hand basin, and a toilet. The room is partially tiled with vinyl flooring, and it features a front aspect window and a heated towel rail.

Outside

Enclosed private garden with patio space perfect for al fresco dining, entertaining or to sit in peace at the end of a long day.

MATERIAL INFORMATION

- Freehold
- Built c.1999
- Council Tax Band - C
- EPC Rating – D
- Services - Mains water, drainage and electric Storage heaters
- Double glazing
- Flood Zone - 1 low risk of flooding from rivers and sea (Gov.uk)
- Broadband - Superfast 80mbps (Ofcom Broadband Checker)





Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾
74.4 m²
801 ft²



Floor 1 Building 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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