



West Coker Road, Yeovil, Somerset, BA20 2LZ

Guide Price £325,000

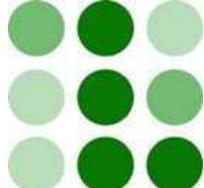
Freehold

A well proportioned five bedroom, two reception room semi-detached family home over three levels set in this popular & convenient location close to local amenities. The home benefits from gas central heating, double glazing, four piece bathroom suite, enclosed nice sized rear garden including a handy & versatile outbuilding & off road parking.



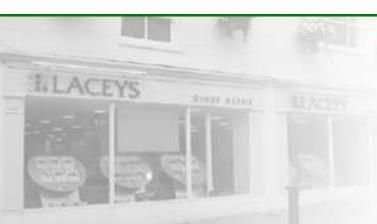
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47 West Coker Road, Yeovil, Somerset, BA20 2LZ

- A Well Proportioned Five Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Popular Residential Location, Close To Local Amenities
- Gas Central Heating
- Double Glazing
- Four Piece Bathroom Suite
- Nice-Sized Enclosed Rear Garden
- Versatile Workshop/Outbuilding



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

Frosted double glazed front door to the Entrance Porch. **Entrance Porch**
Frosted glazed door to the Entrance Hall.

Entrance Hall

Radiator. Laminate flooring. Built in understairs cupboard. Stairs to the first floor landing. Doors to the Lounge & Kitchen.

Lounge 4.52 m x 3.51 m (14'10" x 11'6")

Built in fireplace with woodburner in situ., wooden outer & mantle. TV point. Picture rail. Ceiling rose. Cornicing. Built in shelving. UPVC double glazed bay window, front aspect.

Kitchen 4.60 m x 2.29 m (15'1" x 7'6")

Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for dishwasher, plumbing in place. Tiled floor. Internal window, rear aspect. Glazed door to the Dining Room. Glazed door to the Garden Room.

Dining Room 3.68 m x 2.75 m (12'1" x 9'0")

Radiator. Internal Sash window, rear aspect.

Garden Room 4.32 m x 2.95 m (14'2" x 9'8")

Tiled floor. Space and plumbing for washing machine. Pedestal wash basin. Glazed door to the rear garden.

First Floor Landing

Phone point. Inset ceiling spotlights. Doors to Three Bedrooms & the Bathroom.

Bedroom One 4.50 m x 3.00 m (14'9" x 9'10")

Radiator. Revealed floorboards. UPVC double glazed bay window, front aspect.

Bedroom Two 3.63 m x 3.02 m (11'11" x 9'11")

Radiator. UPVC double glazed window, rear aspect.

Bedroom Three 2.31 m x 2.03 m (7'7" x 6'8")

Radiator. Phone point. UPVC double glazed window, front aspect.

Bathroom 3.05 m x 2.27 m (10'0" x 7'5")

Four piece suite comprising corner shower cubicle with wall mounted shower in place, tiled surround. Corner bath, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

Second Floor Landing

UPVC double glazed window, rear aspect. Doors to Bedrooms Four & Five.

Bedroom Four 5.16 m x 4.29 m (16'11" x 14'1")

Radiator. Inset ceiling spotlights. Laminate flooring. Eaves storage. Velux window, front aspect.

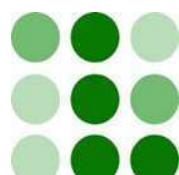
Bedroom Five 3.00 m x 2.31 m (9'10" x 7'7")

Radiator. Laminate flooring. Wall mounted Halsted combi boiler. UPVC double glazed window, rear aspect.

Outside

To the rear there is a good-sized enclosed rear garden, comprising of a gravelled seating area, astro lawn with a good range of mature shrubs & plants in situ, further seating area. To the far end of the garden, double opening doors provide access to the workshop/games room, further access internally to storage sheds also. The garden is bounded by fencing & hedging, gate to the side of the house providing access from the front.

The front garden is also astro turf, some shrubs to front border, area is bounded by walling.



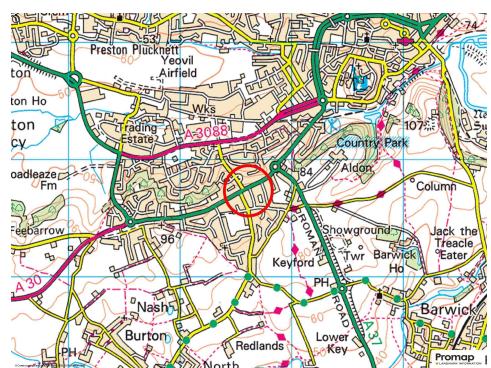
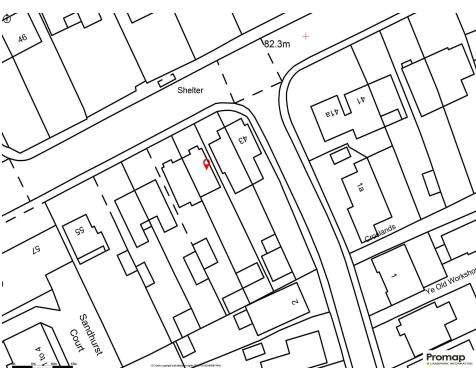
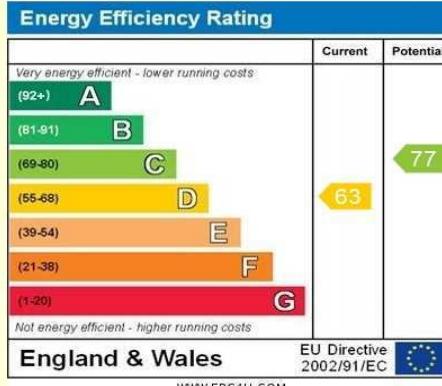
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TOTAL FLOOR AREA: 1425 sq.ft. (132.4 sq.m.) approx.

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 identification purposes only and should not be used 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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Material Information

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - B
- *Asking Price* - Guide Price £325,000
- *Tenure* - Freehold
- *Stamp Duty Land Tax (SDLT)* - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances - please visit HMRC's SDLT Calculator. <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lender's transaction fees (non-exhaustive list) - please seek confirmation from your Conveyancer prior to a commitment to purchase.

Material Information to assist making informed decisions

- *Property Type* - 5 Bedroom Semi-Detached House
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, boiler located in bedroom five that also heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - On Street Parking subject to availability.

Material Information that may or may not apply

- *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) - D.

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 28/01/2025. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys 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.