Symonds & Sampson

16 East Street

West Coker, Yeovil, Somerset

16 East Street

West Coker
Yeovil
BA22 9BE

2 1 2

- Tucked Away Location
- Heart of the Village
- Large Gardens
- Super Fitted Kitchen
- Rare Opportunity
- Viewing Advised

Guide Price £295,000
Freehold

Yeovil Sales
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THE DWELLING

An absolutely charming detached property, we are informed by our client, built circa 1890, lying in the very heart of this Somerset village, benefiting from oil central heating, upvc double glazing, some coved ceilings and standing in good-sized gardens. The cottage has also recently been re-roofed. Electrics updated and treated for woodworm.

ACCOMMODATION

A double glazed entrance door leads to the porch, having floor tiling, whilst a part-glazed door leads to the dining room, having a mock-tiled fireplace with lovely custom made polished granite surround and hearth and a staircase rising to the first floor.

Off here is an inner hallway, exposed stonework and a fine sitting room with wooden French doors to the rear garden.

The kitchen/breakfast room is a good size, being dual aspect, having a comprehensive range of units with granite worktops with white doors and stainless steel door furniture with fitted appliances including a double oven, whilst there is both plumbing for a dishwasher and a washing machine. There is attractive floor tiling and three 2-door larder cupboards.

Finally, on the ground floor is a shower room with a white suite and a double shower cubicle.

On the first floor is a landing with two double bedrooms, both having fitted bedroom furniture and bedroom one being duel aspect.

OUTSIDE

The real feature of this property is the very good-sized south facing gardens to the rear, which comprise predominantly of lawns, patio areas, fruit trees, beds and borders, and a useful lodge having its own decked area and two further outbuildings. There is also a natural stone feature table.

SITUATION

West Coker is one of the area's prettiest and most sought-after villages, predominantly built of period properties from the local hamstone intermingled with more modern properties and small businesses. The range of amenities includes a doctor's surgery, primary school, public houses, restaurant/hotel and bar, butchers, village hall, garage, shops, along with many clubs including tennis, cricket, gardening, cinema, youth, cubs, scouts, beavers, brownies and many more. There are also some lovely dog walks locally particularly behind this property up to the Ridge.

Nearby Yeovil, being the regional centre, has its lovely Country Park boasting 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that make up Ninesprings is believed to have been developed as an ornamental park for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking.

Yeovil has some excellent road and rail links across the south and to London, making this a very desirable countryside location. There are two mainline railway stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by four international airports – Bristol, Exeter, Bournemouth and Cardiff, all within reasonable driving distance.

DIRECTIONS

What 3 words: ///pencils.refreshed.exists

SERVICES

Mains water, electricity and drainage. Oil-fired central heating.

Broadband - Superfast broadband is available.
Mobile signal/coverage - There is mobile coverage in the area.
Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

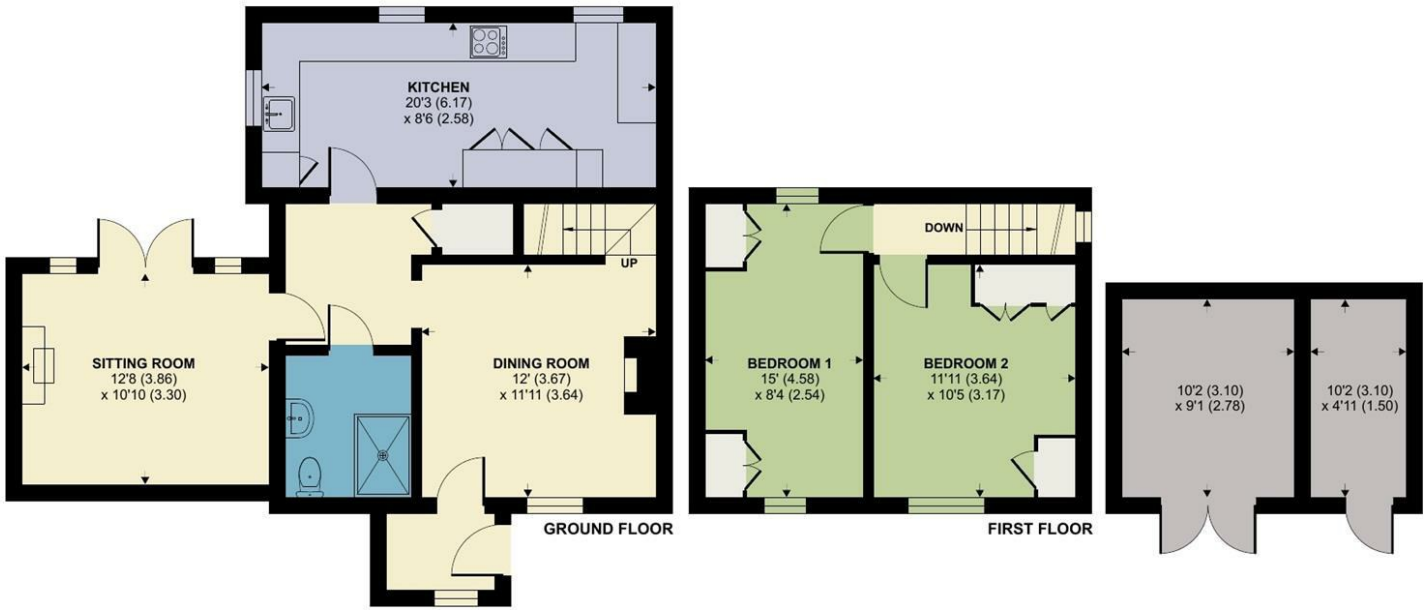
No. 16 East Street owns the path, which gives access to the property; however, No. 14, 18 and 20 have pedestrian right of way to their rear gardens. No. 18 also has access to its outbuilding.

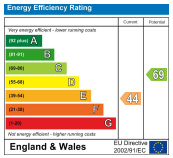
Flood Risk: Very Low

Council Tax Band: D

East Street, West Coker, Yeovil

Approximate Area = 933 sq ft / 86.6 sq m
Summer House = 140 sq ft / 13 sq m
Total = 1073 sq ft / 99.6 sq m
For identification only - Not to scale





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