



Church Street, West Coker, Yeovil, Somerset,
BA22 9BD

Guide Price £180,000

Freehold

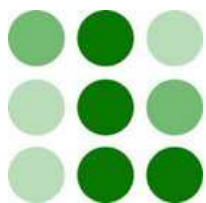
A quirky two bedroom, two reception room end of terrace cottage set in this popular village location. The cottage benefits from UPVC double glazing, woodburner in situ in the lounge, character features and an enclosed courtyard garden. No Onward Chain.

 **LACEYS
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4 Church Street, West Coker, Yeovil, Somerset,
BA22 9BD



- A Quirky Two Bedroom End Of Terrace Cottage
- Sought After Village Location
- Two Reception Rooms
- Upsatirs Bathroom
- UPVC Double Glazing
- Woodburner In Situ In The Lounge
- Character Features
- Enclosed Courtyard Garden
- No Onward Chain

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

Glazed front door to.

Lounge 5.25 m x 3.43 m (17'3" x 11'3")

Built in feature fireplace with a woodburner in situ. Wall mounted electric panel heater. TV point. Inset ceiling spotlights. UPVC double glazed bay window, front aspect. Stairs up to the landing. Throughway to dining area.

Dining Area 1.89 m x 1.70 m (6'2" x 5'7")

Built in ornamental fireplace. Wall mounted electric panel heater. Steps up to the kitchen. Door to store/utility area.

Store/Utility Area

Built in worktop, plumbing in place for washing machine. Tiled floor.

Kitchen 2.47 m x 2.21 m (8'1" x 7'3")

Comprising inset stainless steel single drainer, 1 ½ bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards below. Built in oven & hob, extractor hood above. Recess for under counter fridge. Wall mounted cupboards. Tiled floor. Spotlights. Skylight. UPVC double glazed window, rear aspect. UPVC double glazed door to the rear courtyard garden.

Landing

UPVC double glazed window, side aspect. Doors to both bedrooms and the bathroom.

Bedroom One 5.25 m x 4.02 m (17'3" x 13'2")

Wall mounted electric panel heater. Hatch to loft space. Two UPVC double glazed windows, both front aspects.

Bedroom Two 2.62 m x 1.98 m (8'7" x 6'6")

Wall mounted electric panel heater. UPVC double glazed window, rear aspect.

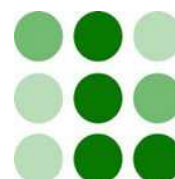
Bathroom 2.59 m x 1.70 m (8'6" x 5'7")

White suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Wall mounted Dimplex electric heater. Vinyl flooring. Fully tiled walls.

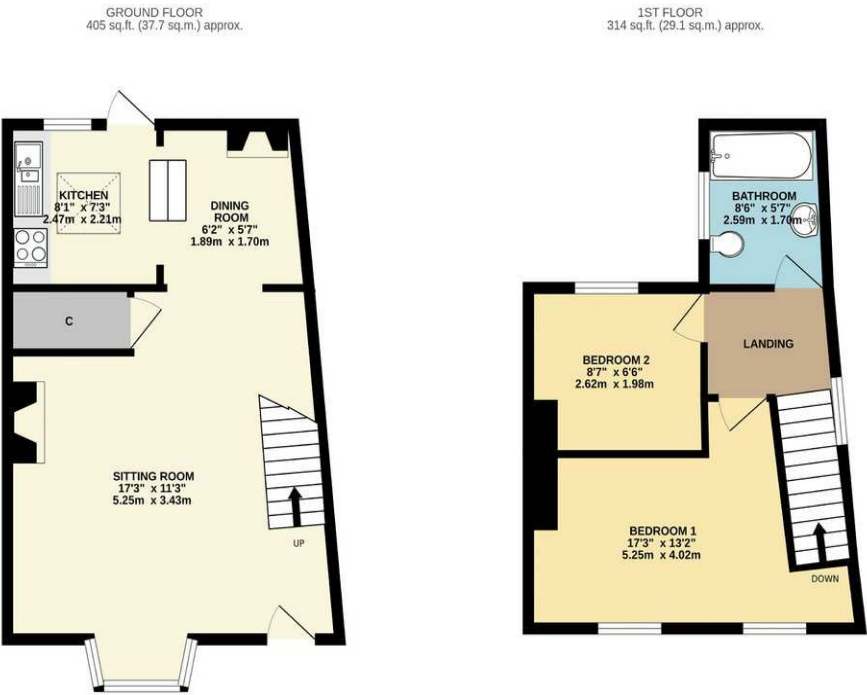
Outside

To the rear there is an enclosed courtyard garden. Outside storage shed. No4 has right of way over the adjoining gardens.

To the front there is an enclosed garden section, bounded by Iron railings, Iron gate provides access with a path to the front door, entrance canopy above.



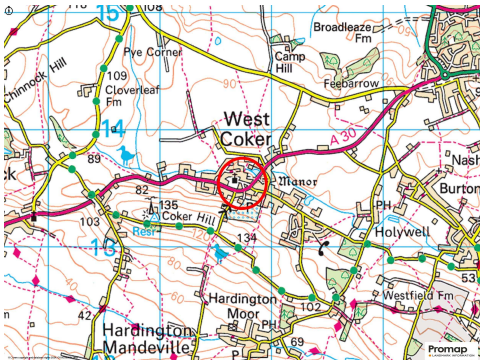
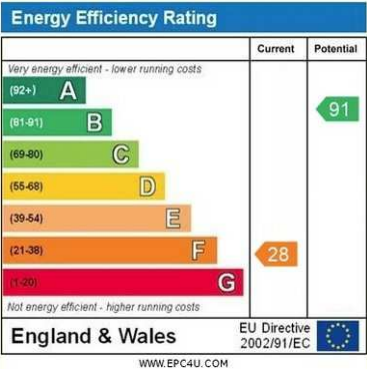
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TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 illustrative purposes only and should be used as 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

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

Part A

- *Council Tax Band* - C
- *Asking Price* - Guide Price £180,000
- *Tenure* - Freehold

Part B

- *Property Type* - 2 Bedroom Terraced Cottage
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between
- *Electricity Supply* - Mains
- *Water Supply* - Mains
- *Sewerage* - Mains
- *Heating* - Electric Heaters, Woodburner in situ in the lounge.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - On road parking subject to availability.

Part C

- *Building Safety* - 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* - No4 has a right of way across the adjoining properties to get to the courtyard garden. We'd recommend you review the Title/deeds of the property with your solicitor.
- *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%)
- *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) - F

Other Disclosures

We understand that the property sits in a conservation area. We recommend that you make your own enquiries regarding this.

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 20/05/2025. 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.