Symonds & Sampson



31 Brookside

West Coker, Yeovil, Somerset

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West Coker
Yeovil
Somerset
BA22 9AD

3 2 2

- Detached bungalow
- Double Garage
- Ample parking
- Private rear garden
- No onward chain
- Oil central heating via radiators
- Double glazed mullion windows
- Requiring modernisation

Offers in Region Of £375,000
Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk







THE DWELLING

Nestled in the charming village of West Coker, this delightful detached bungalow in Brookside offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, two bathrooms, a generous sitting/dining room, kitchen/breakfast room, and separate utility, it offers ample space for relaxation and entertaining, allowing you to create a warm and inviting atmosphere for family gatherings or quiet evenings in.

ACCOMMODATION

The accommodation comprises an entrance porch, reception hall, generous sitting/dining room, kitchen/breakfast room, utility room, three bedrooms, en suite shower room and second bathroom.

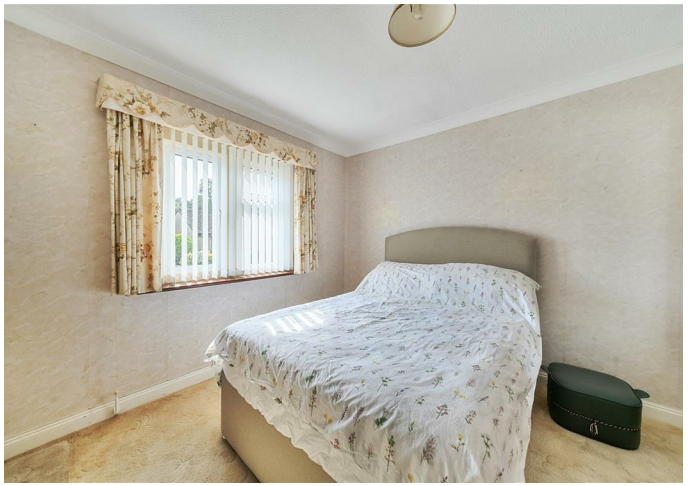
OUTSIDE

To the front /side of the bungalow is a driveway providing ample parking and in turn leading to the DOUBLE GARAGE with twin up and over doors, of which one is electrically operated. The garage benefits from power and light, together with attic storage, a window to the rear and a door to the side.

To the front, there are two lawned areas, planted rose bushes and borders.

To the far side of the bungalow can be found the double bunded oil tank and recently installed Grant oil fired boiler. Between the bungalow and the garage, a wrought iron gate with a pathway leads to the rear garden with two paved patio areas, lawn with a pond and attractive flower and shrub borders. Outside the water tap and external light, along with a large raised border, again well stocked with various shrubs and bushes. Steps lead down to a lower pathway, which is bounded by a stone retaining wall, together with post and wire fence, below which is the ditch/brook. From the garden, the property enjoys a private setting with fields beyond.













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 school, 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.

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 makes 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 is a very sporty town with a number of golf courses in the area, rugby union played at club level, and Yeovil Town Football Club, otherwise known as the Glovers.

There is a wide choice of schools locally, both in the independent and state sectors.

There are extensive opportunities for equestrian sport, and active sailing clubs are based at Sutton Bingham Reservoir and in the Chew Valley.

Located close to the Somerset/Dorset border, the area provides a comprehensive range of excellent shopping, business and cultural facilities along with a desirable collection of restaurants, public houses and cafés.







Ham Hill to the west is centred on a huge Iron Age hill fort and is popular for picnicking, walking and mountain biking in the grassy hollows of the old quarry workings.

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 an hour's drive.

DIRECTIONS

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SERVICES

Mains water, electricity and drainage are connected.
Oil fired central heating.
Bottled gas for hob and living room fire

Broadband : Standard and Superfast (Ofcom)
Mobile coverage : EE, Three, O2 and Vodafone (some service may be limited - Ofcom)

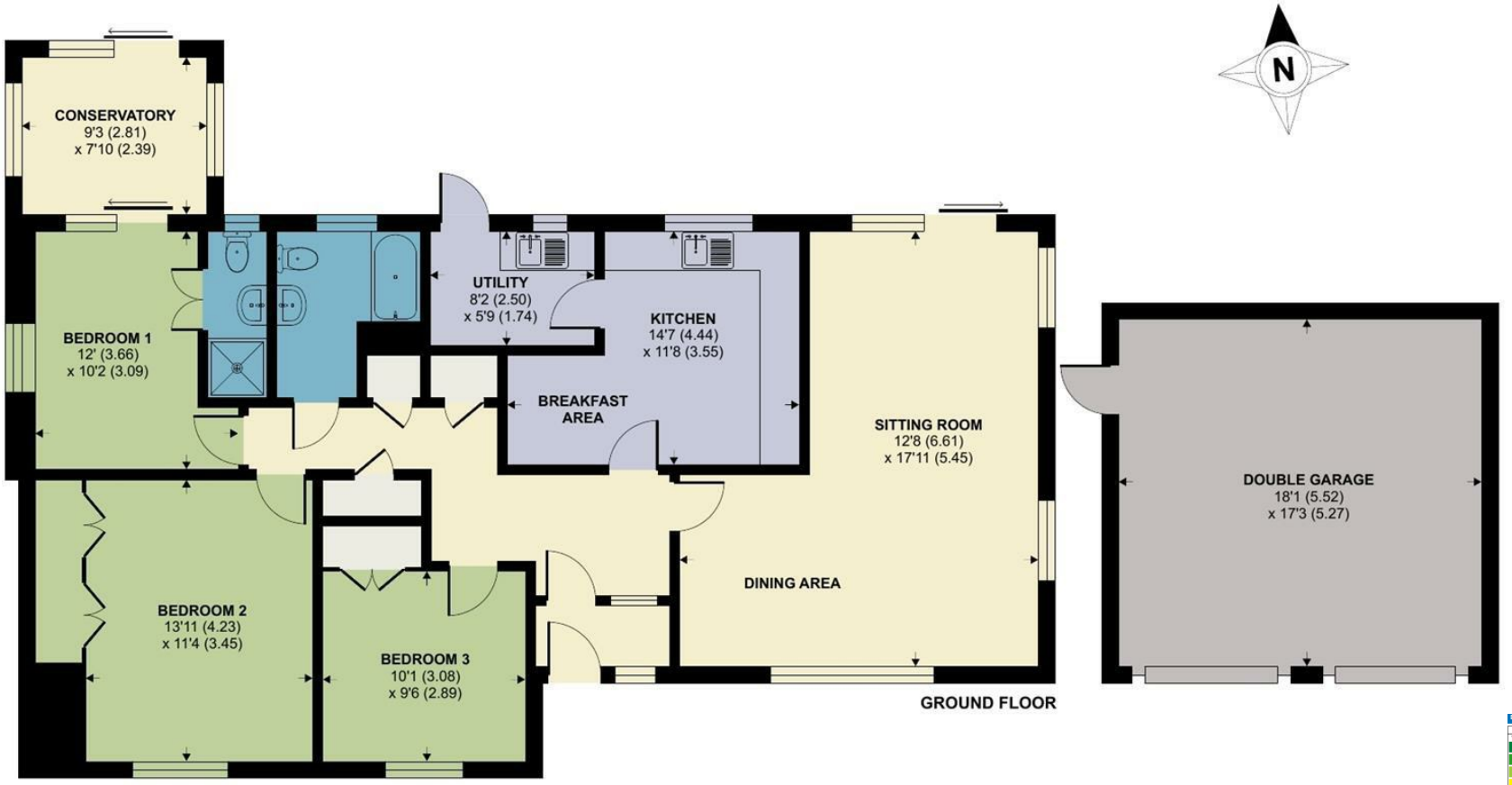
MATERIAL INFORMATION

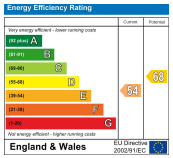
Council Tax Band: E

Flood Risk - Very Low

West Coker, Yeovil

Approximate Area = 1267 sq ft / 117.7 sq m
Garage = 313 sq ft / 29 sq m
Total = 1580 sq ft / 146.7 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1442592

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naea | propertymark PROTECTED
www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1

01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG

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