STAGS

8 East Street, West Coker, Yeovil, BA22 9BE

A recently refurbished character, listed, 2/3 bedroomed thatch cottage to let unfurnished, set within the attractive and popular village of West Coker.

Yeovil town centre 2 miles Taunton 22 miles A303 6 miles

• Grade 2 Listed Character cottage • Recently refurbished throughout to a high standard • Many character features • Rear enclosed courtyard style garden • Garage / Workshop • Deposit £1730 • Council Tax Band D • Long Term Rental • Available immediately • Tenant Fees may apply

£1,400 Per Calendar Month

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ACCOMODATION TO INCLUDE
Accommodation to include a covered thatched porch with traditional front door leading to hallway with tiled floor.

LIVING ROOM
Large inglenook fireplace containing newly installed wood burner plus original bread oven feature, built-in shelf/drawer unit, modern Dimplex Quantum electric night storage heater, window seat, black out roller blinds to window, This room is carpeted.

BEDROOM 2
Downstairs bedroom with beams, modern Dimplex Quantum electric night storage heater, black out roller blinds to window, meter/fuse cupboard. Floors are carpeted

BATHROOM
Newly fitted suite comprising bath with shower over, WC, wash hand basin, electric ladder towel rail, cupboard containing hot water cylinder, electric infrared ceiling heater panel, window seat. Tiled flooring.

KITCHEN/DINING ROOM
Dining area with quarry tiled floor, glazed double doors to rear garden/courtyard, modern Dimplex Quantum electric night storage heater and a blackout roller blind. Kitchen area containing a range of newly fitted wall and base units with brush chrome handles, stone effect laminate work surface, range of integrated appliances to include washer/dryer, dishwasher, electric oven and hob with extractor above, 1½ bowl stainless steel sink unit, fridge/freezer, ceiling heating panel, glazed door with steps leading down to study/storage room

STUDY/STORAGE ROOM
A quirky character room with tiled floor, wooden ornate desk/shelving, feature alcove with window seat, wooden window shutter, modern Dimplex Quantum electric night storage heater and panel heater, Velux window.

BEDROOM 1
From the sitting room, stairs rising to bedroom 1. Stairs are carpeted. There is a screened off storage area under the stairs. Bedroom is a double, with wooden flooring, wooden crook beams, double aspect, black out roller blinds to windows, built in wardrobe, window seat, modern Dimplex Quantum electric night storage heater. Above the bedroom is an attractive open plan loft space, vinyl flooring, built in storage cupboards and loft ladder.

EN SUITE
From main bedroom, en-suite shower room with newly fitted walk-in shower cubicle, WC, wash hand basin, electric infrared towel rail heater, vinyl flooring.

BEDROOM 3 / DRESSING ROOM
From bedroom 1, door to bedroom 3, single with wooden single base bed and cupboard unit, wooden flooring, black out roller blinds to window, shelving unit, modern Dimplex Quantum electric night storage heater.

OUTSIDE
To the front, wooden pedestrian gate from East Street leading to front door, with garden laid mainly to shrubs with flower borders, feature flagstone date stone entitled ‘1848’. To the rear, an attractive enclosed courtyard garden with raised terrace area with wrought iron railings, shrub and flower borders, path leading to lower seating area. The garden is bordered by high stone wall/shrubs and high hedge. Door from garden leading to Orchard Close. There is parking for 2 cars - 1 in the garage and 1 on the garage forecourt . There is also a wood store.

SITUATION
The property is situated within the attractive village of West Coker, with a good range of local amenities including pub, hotel, garage, general stores, doctors’ surgery etc. The town of Yeovil is approximately 2 miles away, providing extensive shopping, leisure and educational facilities along with a mainline rail link to Exeter and London Waterloo.

SPECIAL NOTE
It is worthy of note that the property has undergone a programme of refurbishment and renovation to a high standard, whilst retaining the many character features associated with a property of this type and location.

SERVICES
Mains electric and heating. Mains drainage and water. Council Tax Band D
Broadband - Standard and Superfast Broadband Available. Speeds up to 20 Mbps
Mobile Network - EE and Three - Good outdoor, variable indoor, O2 and Vodaphone Good Outdoor coverage, maybe able to get limited indoor coverage

DIRECTIONS
From Yeovil proceed on the A30 road towards Crewkerne. After a short distance you will enter the village of West Coker. Proceed through the village and on entering The Square, passing the Royal George public house on your lefthand side, turn left into East Street with the property being found after a short distance on the righthand side adjacent to the junction to Orchard Close.

LETTING
The property is available to let on an assured periodic tenancy and available immediately. RENT: £1400 pcm exclusive of all charges. DEPOSIT: £1615 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents.

HOLDING DEPOSIT AND TENANT FEES
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

RENTERS' RIGHTS ACT
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

AGENTS NOTE
Neighbouring property has a right of way on the footpath running alongside the garage, a right to offload from Orchard Cls but not from the Garage forecourt. No right to park anywhere.
Pls note this is a grade 2 listed property. 8 East Street has parking for 2 - one space in the garage and one on garage forecourt
Landlady will attend to garden and hedges upto 4 times a year and will need access via front and rear gates
Please note that the Dimplex Quantum heating within the house can be operated by WIFI.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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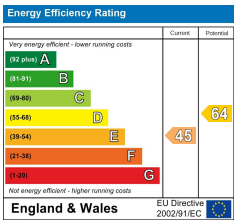
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