

for sale

offers in the region of **£575,000**



Manor Farm West Coker Yeovil BA22 9DT

This executive four bedroom detached family home is located in the desired village of West Coker! This family home is presented in fantastic order and benefits from multiple reception areas and a garage and parking. This property benefits from solar panels and is generating 5.4kw of solar.

CALL NOW

Manor Farm West Coker Yeovil BA22 9DT

Entrance Porch

Double glazed wooden door to the front.

Entrance Hall

Radiator and wide stairs to the first floor.

Lounge

24' 6" x 12' 4" (7.47m x 3.76m)

Double glazed window to the front, log burner, double glazed patio doors to the garden and 2 x radiators.

Dining Room

12' 8" x 10' 3" (3.86m x 3.12m)

Double glazed patio doors to the garden and a radiator.



Kitchen

16' 2" x 9' 7" (4.93m x 2.92m)

Fitted kitchen with a range of wall and base units with NEFF appliances, warmer draw, eye level double oven, integrated fridge and dishwasher, radiator, space for a fridge/freezer, door to the garden, induction hob, extractor and double sink/drainers.

Utility Room

8' 5" x 6' 3" (2.57m x 1.91m)

Double glazed window to the side, wc, radiator, sink/drainers, units and space for a washing machine and tumble dryer.

Landing

Double glazed window to the front, radiator, loft access and an airing cupboard with shelves.

Bedroom 1

16' 5" x 9' 10" (5.00m x 3.00m)

Double glazed window to the rear, built in wardrobe and radiator.

Bedroom 4

12' 6" x 7' 8" (3.81m x 2.34m)

Double glazed window to the front, 4 x built in wardrobes and a radiator, please refer to the floorplan.

Bedroom 2

14' 1" max x 13' 1" max (4.29m max x 3.99m max)

Double glazed window to the rear and a radiator.

En Suite (Bedroom 2)

Double glazed window to the side, shower cubicle, mirrored unit, heated towel rail, vanity wash hand basin, wc, extractor fan and spotlights.

Bedroom 3

14' 1" x 9' 8" (4.29m x 2.95m)

Double glazed window to the rear and a radiator.

Shower Room

Walk in rainfall shower, spotlights, heated towel rail, wc, vanity wash hand basin and a double glazed window to the front.

Outside

Rear Garden

Enclosed by fencing with a lawn, shed, summerhouse, patio, oil tank, side patio, outside gate, plants, trees, woodstore, external sockets and a brick enclosed area.

Office/ Music Room

Cupboard housing the 300 litre joule hot water system water tank which gets power from solar, stainless steel sink/drain, radiator, electric and power, oil fired boiler and door to the garage.

Garage

Storage above, light, power and a velux window.

Agents Note

We have been advised by the current vendor that the solar panels are owned outright and they get a feed in tariff that will be passed onto the new vendor.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01935 431 129
E yeovil@connells.co.uk

1-3 Princes Street
 YEOVIL BA20 1EW

Property Ref: YOY313387 - 0006

Tenure: Freehold

EPC Rating: D

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