

Symonds
& Sampson

58 West Coker Road
Yeovil, Somerset

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Yeovil
Somerset
BA20 2JA



- Rare Opportunity
- Large Plot Circa 0.33 Acres
- Huge Development Potential
- Extensive Parking And Double Garage
 - No Onward Chain
- Desirable Residential Location
 - Early Viewing Advised

Guide Price **£350,000**

Freehold

Yeovil Sales
01935 423526
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THE DWELLING

A rare opportunity to acquire a spacious detached bungalow with gas central heating, picture rails, double glazing and requiring extensive modernisation, which will make a lovely family home. The property offers endless extension possibilities, subject to the relevant planning permissions, and lies on a large plot of circa 0.33 acres.

ACCOMODATION

A UPVC double-glazed door leads to the entrance porch, which has a timber door to the large reception hall, which could possibly be used to offer a staircase to a potential second floor. The sitting room is a good size overlooking the front of the property and benefits from a tiled fireplace, whilst there are 4 bedrooms, of which one could be used as a further reception room if needed.

The kitchen/ breakfast room is substantial with a range of units with timber-effect worktops with white doors, and benefits from an oven, dishwasher, gas boiler, a good range of wall cupboards, base units, 2 large storage cupboards, a peninsula breakfast bar and a door to the rear. Finally, there is an inner hall and wet room with a white suite.

OUTSIDE

To the front of the bungalow is a large lawn with a path, flower beds and a mature tree. A tarmac driveway offers extensive parking and leads to the detached double garage with twin timber doors, and window.

The rear gardens are huge, comprising lawned areas, fruit trees, ferns, a workshop with light and power connected, vegetable garden, covered seating area with store adjoining greenhouse, patio and a number of mature trees.

SITUATION

The property is located centrally in the town, literally a "stone's throw" from all amenities. Yeovil provides a comprehensive range of excellent shopping, business, and cultural facilities, along with a desirable collection of restaurants, public houses, and cafés. 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.

Yeovil Country Park boasts 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 plenty of walks leading to Aldon Park, with wide-open spaces ideal for dog walking. Ham Hill, to the west of Yeovil, 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.

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

Being close to the borders of Dorset and the gateway to the

Jurassic Coast, you will find yourself within easy access to some of the most beautiful rural and coastal areas in the UK.

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 three international airports – Bristol, Exeter and Bournemouth, all within approximately an hour's drive.

DIRECTIONS

What 3 words: [///living.voice.prove](#)

SERVICES

Mains gas, electricity and drainage.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area.

Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: D

Somerset Council 01935 462462

Photos taken: 25.08.2026



West Coker Road, Yeovil

Approximate Area = 1075 sq ft / 99.8 sq m

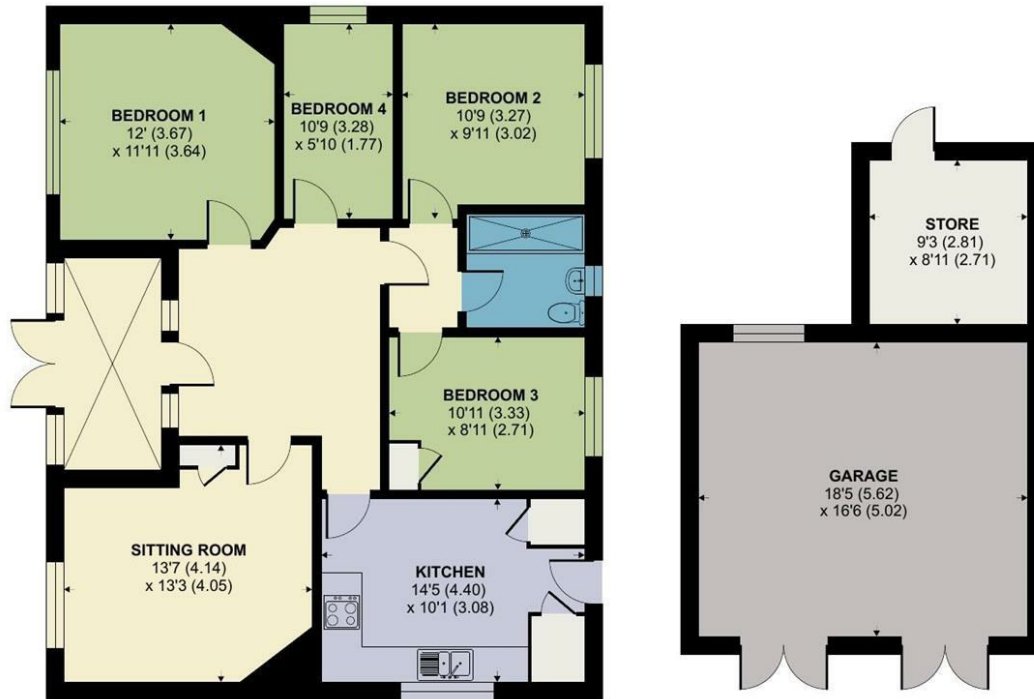
Garage = 304 sq ft / 28.2 sq m

Outbuilding = 82 sq ft / 7.6 sq m

Total = 1461 sq ft / 135.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EPC Directive 2002/91/EC		



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: 1512532



YEO/JS/26.08.2026



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