



Barn Cross

East Street, West Coker, Yeovil, Somerset

Barn Cross

East Street
West Coker
Yeovil
Somerset
BA22 9BG



- Super Bungalow
- Excellent Decorative Order Throughout
 - Parking for 2/3 Vehicles
- Two Workshops / Possible Garage
 - Easily Managed Gardens
 - Desirable Village
 - Elevated position
 - Heart of the village!

Guide Price **£399,950**

Freehold

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THE DWELLING

A super low maintenance bungalow, which lies in the heart of this very popular village, and benefits from UPVC double glazing, oil central heating and extensive covered ceilings. Rare opportunity and early viewing is advised.

ACCOMMODATION

A UPVC double-glazed entrance door with a side screen leads to the study with a pleasant open aspect to the front and, in turn, has a glazed door and side screen to the reception hall.

The lounge/dining room is a very good size, is dual aspect and has upvc double glazed doors to the rear.

The kitchen/breakfast room enjoys a pleasant open aspect to the front, fitted with a comprehensive range of units with marble effect worktops and attractive doors with stainless steel door furniture. Fitted appliances include a fridge/freezer, four-ring hob, double oven with extractor fan, whilst there is an extensive range of wall cupboards and base units with drawers and cupboards under.

The master bedroom overlooks the rear and has an attractive en suite shower room with a white suite with a corner shower cubicle, whilst there are two further bedrooms and a fully tiled family bathroom with a white suite.

OUTSIDE

To the front, there is parking for 3-4 vehicles, whilst there are gravelled borders, well-stocked flower beds, mature trees, a patio,

and an attractive flint chipped area. On either side of the bungalow, there are gates to the rear.

To the side of the bungalow is an attractive area of mock grass which is a real sun trap with a remote-controlled awning and bin store, whilst the rest of the gardens are laid to patio over a number of levels, also having fruit trees, tap, deep flower beds, natural stone wall, gravelled pathways, oil tank, outside light and vegetable cages.

There are two useful workshops which were historically the garage and could be easily converted back into its original form if required.

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 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. There are also some lovely dog walks locally.

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 make 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 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 reasonable driving distance.

DIRECTIONS

What 3 words: ///ranches.wing.conveying

SERVICES

Mains water, electricity and drainage. Oil-fired central heating.

Broadband - Superfast 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: E

Flood Risk: Very Low





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Approximate Area = 968 sq ft / 89.9 sq m
Outbuilding = 140 sq ft / 13 sq m
Total = 1108 sq ft / 102.9 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: 1480509



Energy Efficiency Rating		Current	Potential
Energy Efficiency Rating (EPC)			
Energy Efficiency Rating	A1		
Energy Efficiency Rating	A2		
Energy Efficiency Rating	B		
Energy Efficiency Rating	C		
Energy Efficiency Rating	D		
Energy Efficiency Rating	E		
Energy Efficiency Rating	F		
Energy Efficiency Rating	G		
Energy Efficiency Rating		78	61
England & Wales			
EU Directive 2002/91/EC			

YEO/JS/24.06.2026



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