

# Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



**58, West Coker Road, Yeovil, Somerset BA20 2JA**

**£400,000**

Towers Wills are delighted to present this three-bedroom detached bungalow, situated on the highly sought-after West Coker Road in Yeovil and offered with no onward chain. Occupying a substantial plot, the property benefits from a large frontage with ample driveway parking, double garage and a truly impressive rear garden of exceptional size. Predominantly laid to lawn with mature borders and established planting, the garden offers enormous potential for a variety of uses including landscaped entertaining areas, vegetable gardens, children's play space or recreational use, making it ideal for families and keen gardeners alike. Internally, the accommodation comprises lounge, dining room, kitchen, three bedrooms and wet room.

### Accommodation:

Porch 1.70m x 3.57m

Double glazed windows and French doors to the front.

#### Entrance Hall

Single glazed door and double glazed windows to porch, radiator and loft hatch.

Lounge 4.15m x 4.09m

Double glazed window to front, radiator and built-in cupboard.

Kitchen 4.56m x 3.09m

Double glazed window to side, double glazed door to rear garden, built-in cupboard plus an additional cupboard with window to rear, two bowl sink, space for washing machine, dishwasher, tumble dryer and cooker, gas boiler.

Dining Room 3.68m max x 3.65m max

Double glazed window to front and radiator.

Bedroom One 3.05m max x 3.29m max

Double glazed window to rear and two radiators.

Bedroom Two 3.35m x 2.72m

Double glazed window to rear, radiator and airing cupboard housing hot water tank.

Bedroom Three 1.77m x 3.29m

Double glazed window to side and radiator.

Wet Room 1.95m x 1.95m

Double glazed window to rear, shower, wash hand basin, WC, radiator and extractor fan.

### Outside:

#### Front Garden

A generous frontage, predominantly laid to lawn with mature planted borders, providing excellent kerb appeal, alongside a substantial driveway offering ample off-road parking and extending alongside the property to the double garage.

#### Rear Garden

A particularly impressive rear garden of exceptional size, offering a fantastic and versatile outdoor space ideal for families, keen gardeners or those who simply enjoy outdoor living. Predominantly laid to lawn, the garden provides excellent potential for a variety of uses including vegetable growing, colourful flower beds, children's play areas or even recreational space for football, croquet or entertaining. Complemented by mature shrubs, planted borders, outside tap, wooden sheds and additional

## Key Features

- Detached Bungalow
- Sought-after Location
- Substantial Plot
- Three Bedrooms
- Ample Driveway Parking
- Double Garage
- NO ONWARD CHAIN

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

storage areas, this superb garden offers both privacy and enormous potential to create a truly special outdoor environment.

#### Double Garage

5.02m x 5.87m

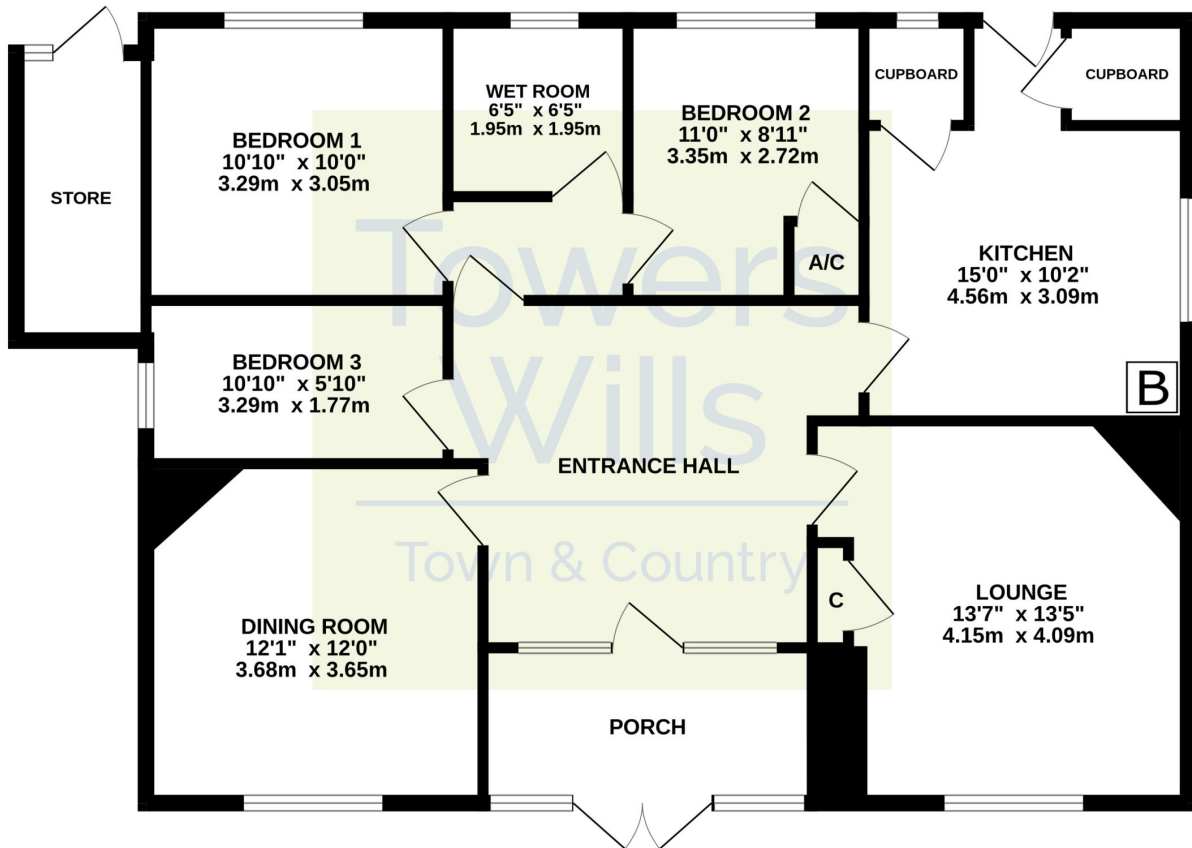
Single glazed window to rear and two front-facing double doors.

This property presents a rare opportunity within a desirable location, and early viewing is highly recommended.



# Floor Plan

GROUND FLOOR  
1060 sq.ft. (98.5 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view

**Towers Wills**

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)