

Towers Wills

Town & Country

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5, Mill Close, East Coker, Yeovil, Somerset BA22 9LF **£425,000**

Towers Wills welcome to the market a rare opportunity in East Coker! Offered for the first time since it's original build, this much-loved family home occupies a generous plot in a sought-after village location. Requiring modernisation throughout, it offers exciting potential to create your dream home. Featuring spacious accommodation, living room, dining room, kitchen/ breakfast room, WC, four bedrooms, bathroom, a double garage, driveway and generous rear garden, within walking distance of village amenities. No onward chain!

Accommodation:

A Much-Loved Family Home | One Careful Owner Since New | Generous Plot | Double Garage | No Onward Chain

A rare opportunity to acquire a much-loved family home, offered to the market for the very first time since its original construction in 1970.

Having been cherished by one careful owner from new, this property is a home filled with years of happy memories, now ready for its next chapter. While requiring modernisation throughout, it presents an exciting opportunity for a new owner to put their own stamp on the property, personalise the accommodation and create a wonderful home for years to come.

Occupying a particularly desirable position within the heart of the sought-after village of East Coker, the property enjoys a generous plot and an enviable location within walking distance of the village café, recreation ground, local primary school and the ever-popular Helyar Arms pub. Combining village convenience with tremendous potential, this is a property that offers far more than first meets the eye.

The accommodation begins with an entrance porch, providing a practical welcome, together with a useful cloakroom cupboard offering convenient coat and shoe storage. This leads into the reception hallway, where the original block timber flooring provides a lovely nod to the home's heritage, with the seller advising that this attractive flooring continues through the reception rooms.

The particularly spacious, dual-aspect living room is a wonderful reception space, enjoying plenty of natural light and featuring patio doors opening directly onto the rear garden. This creates a natural connection between the indoor and outdoor spaces, offering an ideal setting for relaxing with family or enjoying the warmer months.

Adjacent to the living room, the separate dining room provides an excellent space for entertaining, whether hosting family gatherings, celebrating special occasions or enjoying everyday meals together.

The kitchen offers a range of wall, base and drawer units, work surfaces, a sink and drainer, space for a cooker, fridge and washing machine, together with a useful pantry providing additional storage. With a rear garden outlook, the kitchen offers an excellent opportunity for a future owner to create a contemporary, practical space tailored to their own tastes and requirements.

Completing the ground floor accommodation is a separate WC.

Stairs rise to the first floor, where the generous bedrooms provide comfortable accommodation, complemented by a family bathroom.

Key Features

- NO ONWARD CHAIN
- Sought-after Village Location
- Detached Family Home
- Generous Plot
- Four Bedrooms
- Double Garage & Driveway

Contact Us

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Outside:

Externally, the property continues to impress with its generous plot. To the front, a driveway provides ample off-road parking and leads to a double garage, complete with an up-and-over door, power, lighting and the central heating boiler. A useful lean-to area to the side of the property provides additional sheltered storage, ideal for garden equipment, bicycles and everyday essentials.

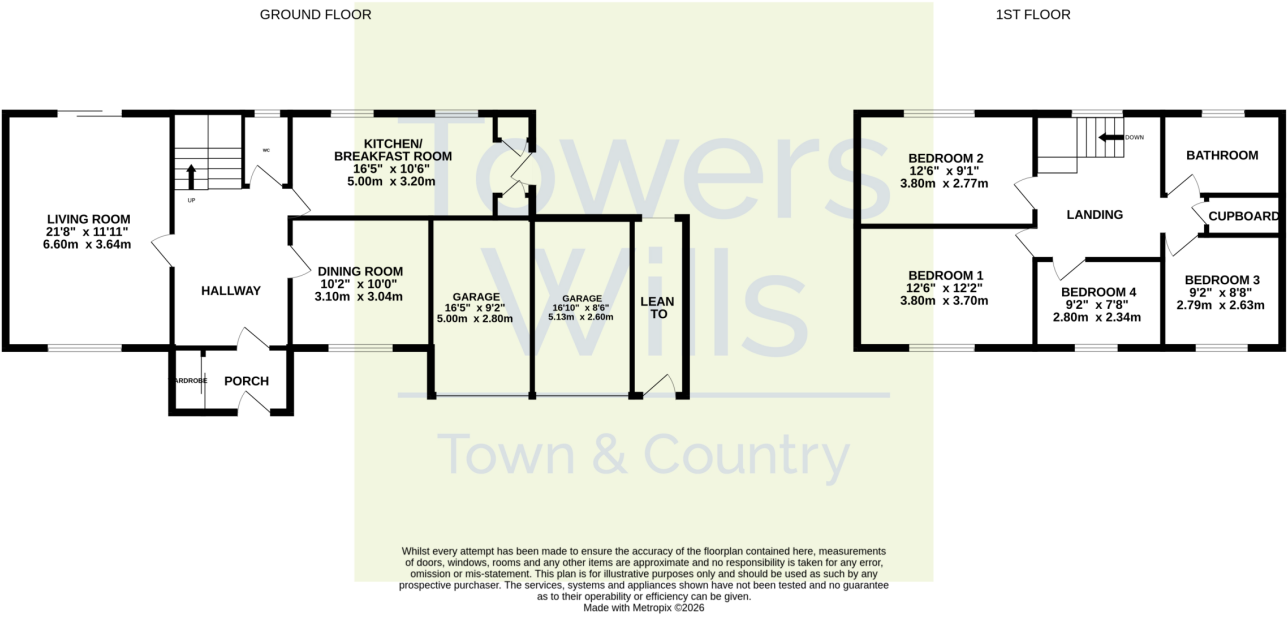
The rear garden is a particularly appealing feature, offering a generous outdoor space that presents a blank canvas for landscaping and improvement. Predominantly laid to lawn and bordered by a variety of mature shrubs and trees, the garden provides plenty of room for families, keen gardeners or those dreaming of creating an attractive outdoor entertaining area. A patio offers an ideal spot for outdoor dining and enjoying the garden throughout the seasons.

Further benefits include oil-fired central heating and the significant advantage of no onward chain, allowing buyers to explore the opportunity to make this much-loved property their own.

Properties with such a long and cherished history of single ownership rarely come to the market. Offering generous accommodation, a substantial garden, a double garage and a highly desirable village position. 5 Mill Close represents an exciting opportunity for buyers seeking a home they can modernise, personalise and enjoy for many years to come.



Floor Plan



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