Connells

Tellis Cross
East Coker Yeovil

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East Coker Yeovil BA22 9HP

for sale offers over
£190,000

Property Description

This charming home offers a versatile and well-arranged layout, retaining a wealth of character throughout. The property benefits from a cosy lounge featuring a wood-burning stove and patio doors opening onto the rear garden. The spacious kitchen/diner provides a sociable hub of the home, fitted with a range of units, ample worktop space, and useful under-stairs storage. The ground floor also benefits from a conveniently located shower room and rear hallway with access to the garden and stairs rising to the first floor. Upstairs, there are three well-proportioned bedrooms, all enjoying good natural light, along with loft access from the landing.

Externally, the property continues to impress with a driveway to the front providing off-road parking for one vehicle. To the rear, there is an enclosed garden featuring a patio area ideal for outdoor dining, alongside a lawned section and gated rear access, offering both privacy and practicality. The space lends itself well to relaxing, gardening, or entertaining in the warmer months.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

Entered via a double-glazed door to the front aspect, providing access into the property.

Kitchen / Diner

A spacious kitchen/diner featuring a double-glazed window to the front aspect. Fitted with a range of wall and base units with worktops over, incorporating an electric hob, eye-level oven, and a stainless steel sink and drainer. Additional benefits include a radiator, under-stairs storage cupboard, and an extractor fan. There are designated spaces for a freestanding fridge freezer and washing machine.

Lounge

A comfortable living space featuring a wood-burning stove, TV point, and radiator. The room provides access to the rear hallway and benefits from patio doors opening out to the garden.

Shower Room

Located on the ground floor, this modern shower room is fitted with a rainfall shower cubicle, low-level W/C, and a wash hand basin set within a vanity unit. Additional features include a heated towel rail, electric heater, and a double-glazed window to the front aspect.

Rear Hallway

With a double-glazed door providing access to the rear garden and stairs rising to the first floor.

Landing

Providing loft access and doors to further accommodation.

Bedroom One

A well-sized double bedroom featuring a double-glazed window to the front aspect and a radiator.

Bedroom Two

A well-proportioned bedroom featuring a double-glazed window to the rear aspect and a radiator.

Bedroom Three

A well-proportioned bedroom featuring a double-glazed window to the front aspect and a radiator.

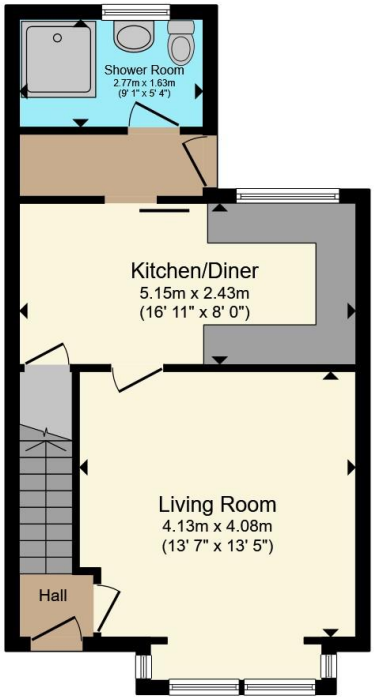
Outside

Front

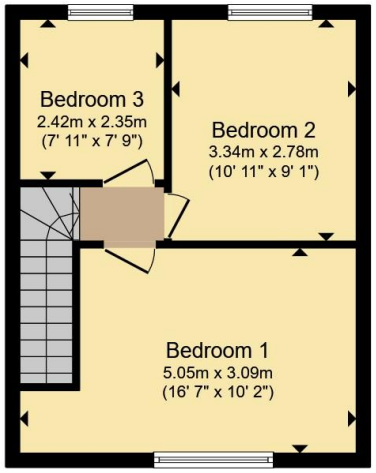
A driveway to the front of the property providing off-road parking for one vehicle.

Rear Garden

A rear garden comprising a patio area and lawn, enclosed by fencing with a gate providing rear access.



Ground Floor



First Floor

Total floor area 75.3 m² (811 sq.ft.) approx

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.propertybox.io

Connells

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1-3 Princes Street
YEOVIL BA20 1EW

EPC Rating: D

Council Tax
Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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