



Willoccreek Farm, Mill Lane, Holywell, East Coker, Yeovil, Somerset, BA22 9NG

A three bedroom detached bungalow located in a rural location



- Three bedroom bungalow
 - Quiet rural location
 - Good outdoor storage
- Ample parking
- Gardener included
- Close to Yeovil

£1,300 Per Calendar Month

A three bedroom detached bungalow built of pebble dash render under tiled roof.

The front porch opens into the hallway with the main double bedroom with fitted wardrobes and lounge (please note the wood burner is decommissioned) located to the front of the bungalow. The two further bedrooms, one double and one single look out over the left side of the plot with the kitchen and dining room with working Rayburn over looking the garden to the right. The shower room is at the rear of the property with the utility/boot room located off the kitchen.

The rent is exclusive of all utility bills including council tax, mains electric, oil and water. A gardener and the emptying of the septic tank is included in the monthly rent. There is mobile coverage in the area, please refer to Ofcom's website for more details. Ultrafast broadband is available to the property via Openreach and Wessex Internet. There is a low risk of flooding as stated by the GOV.UK website. The property has oil central heating and will be let unfurnished.

Available June 2026

Rent: - £1300 per calendar month / £300 per week

Holding Deposit - £300

Security Deposit - £1500

Council Tax Band - D

EPC Band - E

No deposit is available via Reposit

Gardener included

OUTSIDE

The bungalow is situated on a large plot with ample parking and views across the fields. There is a storage shed, poly tunnel and greenhouse available to use. The landlords are retaining a gardener to attend to the lawns and to keep the bushes and shrubs in order.

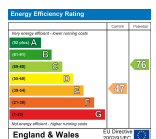
SITUATION

East Coker is one of the prettiest villages in South Somerset with a large number of fine stone and thatched houses / cottages, along with the very popular Helyar Arms public House. The village supports an active population with a parish church. The A303 is about 11 miles away linking with the M3 to London and the M5 at Taunton to the South West, south Wales and the Midlands. Mainline railway services to London / Waterloo from Yeovil. Yeovil with its wider range of amenities lies approximately 3 miles distant.

DIRECTIONS

what3words:///kitchen.readjust.hacking

Leaving the centre of Yeovil on the A30, proceed in a westerly direction up Hendford Hill and at the mini roundabout take the second exit. Continue on the A30 and pass the Key Store (convenience shop) and turn immediately left onto Sandhurst Road. Proceed for approximately 2 miles and at the main junction in the village of East Coker turn right. Drive through the village until reaching the Forester Arms, turn left opposite and follow the track to the end and the bungalow is the last one on the right



Yeovil/TSG/02.09.2025



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