



Albion Terrace, West Coker, Yeovil, BA22 9BR

welcome to

Albion Terrace, West Coker, Yeovil

A two bedroom cottage, situated within the delightful village of West Coker and close to many local amenities and countryside walks. The accommodation is presented in excellent decorative order and boasts a wealth of space and natural light throughout.



Entrance

Double glazed door to the front, opening into:

Entrance Hall

Stairs rising to the first floor. Door opening into:

Lounge

13' x 11' (3.96m x 3.35m)

A lovely light room with double glazed window to the front. Aerial point. Understairs storage cupboard. Opening into:

Dining Room

16' 10" x 7' 10" (5.13m x 2.39m)

Double glazed French doors to the rear opening to the garden. Space for dining table and chairs. Night storage heater. Doors opening into:

Downstairs Cloakroom

Suite comprising wash hand basin with tiled splashback and WC.

Fitted Kitchen

12' 5" x 6' 8" (3.78m x 2.03m)

Double glazed window to the rear overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over and oven below. Plumbing for washing machine. Space for fridge/freezer. Double glazed door to the side, opening to the garden.

First Floor Landing

Doors opening into:

Bedroom One

14' 2" x 8' 10" (4.32m x 2.69m)

Double glazed window to the front. Built in wardrobe. Space for free standing furniture. Night storage heater.

Bedroom Two

11' x 9' 4" (3.35m x 2.84m)

Double glazed window to the rear overlooking the garden. Space for free standing furniture. Access to the loft space. Night storage heater.

Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with shower over. Wash hand basin. WC. Extractor fan.

Rear Garden

A fully enclosed rear garden, laid mainly to lawn with a good size paved patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine. To the foot of the garden is a summerhouse with power and light. Gated rear access,



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.focalagent.com



view this property online fox-and-sons.co.uk/Property/YEO108388



welcome to

Albion Terrace, West Coker, Yeovil

- End of Terrace Cottage
- Two Double Bedrooms
- Excellent Decorative Order
- Enclosed Rear Garden with Summer House
- Village Setting

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO108388



Property Ref:
YEO108388 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk