High Street, West Coker, Yeovil, Somerset, BA22 9AQ

Guide Price £350,000

Freehold

This attractive cottage which is situated in a slightly elevated position within the popular village of West Coker has been recently modernised by the current owners. The deceptively spacious accommodation includes an entrance lobby, a twin aspect sitting room with open fire, a generous kitchen/dining room, utility room, cloakroom and boot room/side porch. Upstairs the landing with airing cupboard provides access to three bedrooms and the family bathroom. Set nicely back from the road behind a stone wall the mature front garden is mostly laid to lawn with a path leading to the front door behind which sits a pretty enclosed side and rear garden. There is a single garage in a block with parking in front.

LACEYS YEOVIL LTD

12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: info@laceysyeovil.co.uk

The Property Ombudsman

6 High Street, West Coker, Yeovil, Somerset, BA22 9AQ

- Recently Modernised Semi-Detached Cottage
- Popular Village Location
- Three Bedrooms
- Large Kitchen/Dining Room
- Living Room With Open Fire
- Utility Room & Ground Floor WC
- Attractive Front, Side & Rear Gardens
- Garage With Parking In Front
- Oil Central Heating
- Double/Acoustic Glazing.

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer.Such an appointment may be arranged through the **Sole Agents** on **01935 425115.**

The **ACCOMMODATION** comprises:

Lobby
Upon entering the property you are greeted with a small entrance lobby which has a radiator and a ceiling light point. Stairs provide access to the first floor and a door opens to the sitting room.

Sitting Room 4.78 m x 3.99 m (15'8" x 13'1")
This twin aspect room has a double glazed window overlooking the front garden with two double glazed windows facing the side. There is a feature open fire with stone surround which extends to the side, a radiator and two ceiling light points. There is a useful under-stairs cupboard and a door which opens to the kitchen.

Kitchen/Dining Room 7.42 m x 2.84 m (24'4" x 9'4")
This split level triple aspect room is perfect for cooking and socialising and benefits from a recently installed fitted kitchen featuring a good selection of wall, base and drawer units with work surfaces above. There is a built in oven and hob with extractor hood above and space is available for a fridge. The ceramic sink and mixer tap is positioned under the side facing double glazed window which overlooks the brand new porch. Ample space is available for dining furniture with a large floor to ceiling window overlooking the rear, a double glazed window to the side and a further high level double glazed window to the other side. There is a radiator and a stable door door which opens to the porch. A further door opens to the utility room.

Utility Room 2.36 m x 2.26 m (7'9" x 7'5")
The utility room offers further practical storage with a selection of wall and base units with work surfaces above and tiled splash back. There is space for a washing machine and tumble dryer, a radiator and a ceiling light point. A sliding door opens to the ground floor cloakroom.

Cloakroom
Fitted with a close coupled WC and a wall hung wash basin. There is an obscured rear facing window and a ceiling light point.

Boot Room/Side Porch
The recently constructed porch has double glazed windows facing the side and rear with a door opening to the rear garden. There is an enclosed ceiling lamp and a stable door opening to the kitchen.

First Floor Landing
The long landing has an airing cupboard housing the hot water cylinder and doors which open to all three bedrooms, the family bathroom and a further storage cupboard. There is a roof light, a radiator and a ceiling light point.

Bedroom One 4.88 m x 3.99 m (16'0" x 13'1")
This large twin aspect double bedroom enjoys a pleasant out look over the front and side of the property. There is a fitted wardrobe with window, a radiator and a ceiling light point.

Bedroom Two 4.01 m x 2.84 m (13'2" x 9'4")
A further good size double bedroom with a double glazed window overlooking the side garden, a radiator and a ceiling light point.

Bedroom Three 3.18 m x 1.85 m (10'5" x 6'1")
Currently being used as a dressing room this single room has a double glazed window overlooking the side of the property. There is a ceiling light point and a radiator.

Family Bathroom
Fitted with a panel enclosed bath with thermostatically controlled mixer tap with shower attachment and glass screen to side. There is a low level WC, a pedestal wash basin, a ceiling light point, a radiator and an obscured window facing the rear.

Outside
The property offers well established and landscaped gardens to the front side and rear.

Garage
With up and over door- parking in front.

https://www.laceysyeovil.co.uk
info@laceysyeovil.co.uk

Laceys Yeovil Ltd
01935 425115

6 High Street, West Coker, Yeovil, Somerset, BA22 9AQ

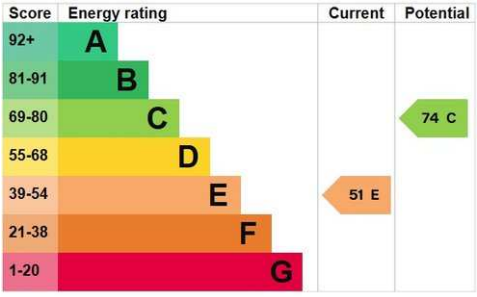
GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.

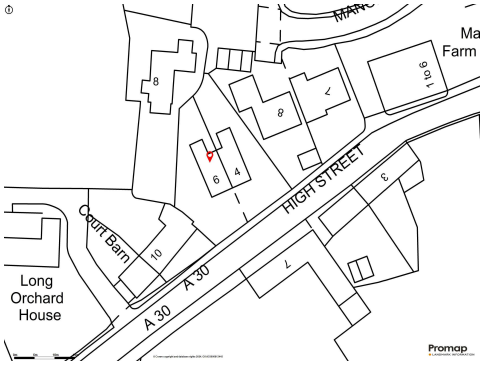
1ST FLOOR
495 sq.ft. (45.9 sq.m.) approx.

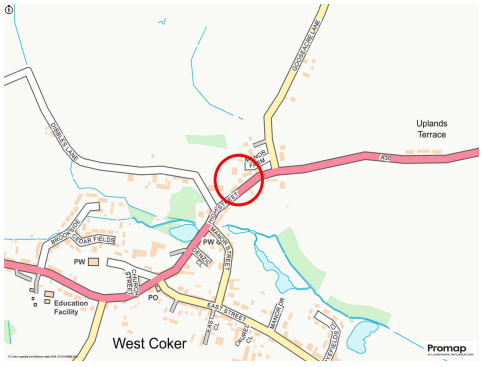
GARAGE
164 sq.ft. (15.2 sq.m.) approx.

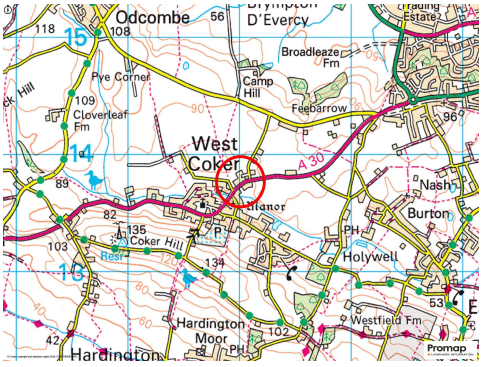
TOTAL FLOOR AREA : 1398sq.ft. (129.9 sq.m.) approx.

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 ©2026









Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord 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 Laceys or the vendor/landlord, (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/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Laceys 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 / to let 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.

Material Information In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances
· Council Tax Band - D
· Asking Price - Guide Price £350,000
· Tenure - Freehold
Stamp Duty Land Tax (SDLT) - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances – please visit HMRC's SDLT Calculator https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax
Other Fees/Disbursements payable - Conveyancers will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lenders' transaction fees (non-exhaustive list) – please seek confirmation from your Conveyancer prior to a commitment to purchase

Material Information to assist making informed decisions
· Property Type - Semi-Detached House
· Property Construction - Traditional
· Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
· Electricity Supply - Mains
· Water Supply - Mains
· Sewerage - Mains
· Heating - Oil Central Heating- external boiler with hot water cylinder in cupboard on landing.
· Broadband - Please refer to Ofcom website. https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker.
· Mobile Signal/Coverage - Please refer to Ofcom website. https://checker.ofcom.org.uk/en-gb/mobile-coverage.
· Parking - Garage with parking in front.

Material Information that may or may not apply
· Building Safety - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
· Restrictions -Rights and Easements - Documents currently awaited from land registry. Our sellers inform us that number 4 right of access along path by front wall. Number 4 &8 right of access along path to garages at rear of property. Sellers understand easements for repair etc of shared utilities etc.
We'd recommend you review the Title/deeds of the property with your solicitor.
· More covenants in place refer to your solicitor.

Material Information that may or may not apply continued
· Rights and Easements -
· Current Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK of River, Sea and Surface Water Flooding (defined as the chance of flooding each year as less than 0.1%) For detailed checks please visit the 'Long Term Flood Risk' on the government website.
· Coastal Erosion Risk - N/A
· Planning Permission - No records on the Local Authority's website directly affecting the subject property.
· Accessibility/ Adaptations - N/A
· Coalfield Or Mining Area - N/A
· Energy Performance Certificate (EPC Rating) - E

Other Disclosures
We understand that the property sits in a conservation area. We recommend that you make you own enquiries regarding this.
This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 01/07/2026. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.