



Connells

Tellis Cross
East Coker Yeovil



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.

Situated in the highly sought-after village of East Coker, the property enjoys the charm of a rural location while remaining within easy reach of nearby Yeovil. East Coker is known for its attractive surroundings, historic character, and strong sense of community, with amenities including a village hall, traditional public houses, and scenic countryside walks.

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.

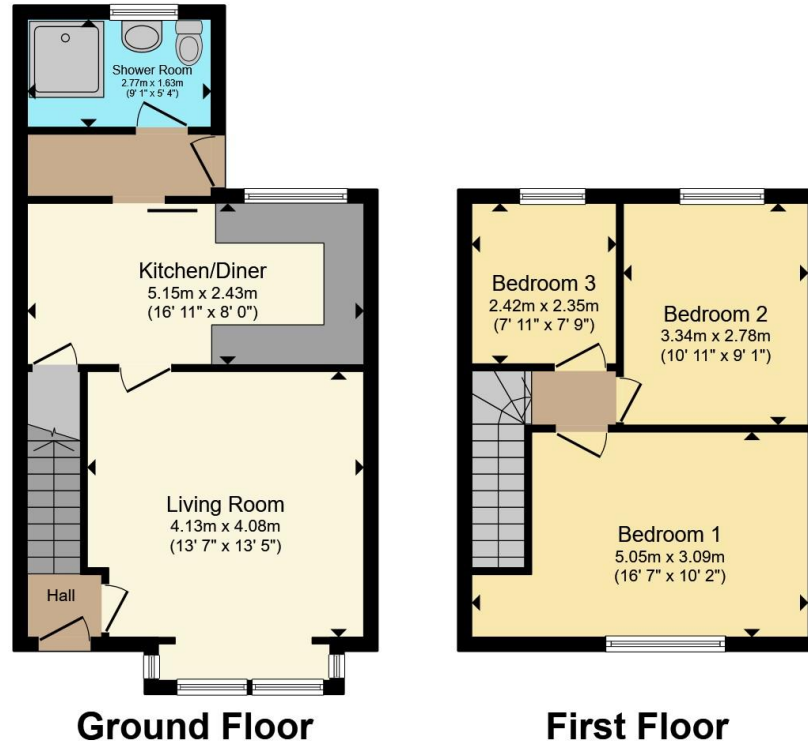
Rear Garden

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









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



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1-3 Princes Street
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EPC Rating: D Council Tax Band: B

Tenure: Freehold

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