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01935 423526

FOR SALE

33 Brookside
West Coker, Yeovil, Somerset

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West Coker
Yeovil
Somerset
BA22 9AD



- Popular Village Location
- Situated on a Corner Plot
 - No Onward Chain
- Double Garage (with power and hot/cold water) & Parking



Guide Price **£495,000**

Freehold

Yeovil Sales
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THE PROPERTY

Nestled in the charming village of West Coker, this lovely house in Brookside offers a perfect blend of comfort and space for family living or retirement. The property has an impressive layout and has three well-appointed reception rooms, providing ample space for relaxation, entertaining, or family gatherings.

ACCOMMODATION

The accommodation comprises reception hall, cloakroom, sitting room with fireplace, separate dining room, good sized study, kitchen/breakfast room, utility room, lean-to/garden room (requiring renovation/possible replacement), further enclosed rear utility room connecting to the garage, first floor landing, 4 bedrooms, en suite and family bathroom.

OUTSIDE

At the front of the property is a kept garden area together with a double-width driveway providing off-road parking leading to the DOUBLE GARAGE with up and over doors, power, light, hot and cold water taps and a personal door leading to the covered rear utility room, which is ideal for shoes/coats/dogs etc.

The rear garden offers a high degree of privacy, a paved patio area, a lawned garden and a pathway leading around to the side garden area, which has a pleasant view of adjoining farmland and hedging.

SITUATION

West Coker is one of the area's prettiest and most sought-after villages, predominantly built of period properties from the local

hamstone intermingled with more modern properties and small businesses. The range of amenities includes a school, doctor's surgery, primary school, public houses, restaurant/hotel and bar, butchers, village hall, garage, shops, along with many clubs including tennis, cricket, gardening, cinema, youth, cubs, scouts, beavers, brownies and many more.

Nearby Yeovil, being the regional centre, has its lovely Country Park boasting 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that makes up Ninesprings is believed to have been developed as an ornamental park for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking.

Yeovil is a very sporty town with a number of golf courses in the area, rugby union played at club level, and Yeovil Town Football Club, otherwise known as the Glovers.

There is a wide choice of schools locally, both in the independent and state sectors.

There are extensive opportunities for equestrian sport and active sailing clubs are based at Sutton Bingham Reservoir and in the Chew Valley.

Located close to the Somerset/Dorset border, the area provides a comprehensive range of excellent shopping, business and cultural facilities along with a desirable collection of restaurants, public

houses and cafés.

Ham Hill to the west is centred on a huge Iron Age hill fort and is popular for picnicking, walking and mountain biking in the grassy hollows of the old quarry workings.

Yeovil has some excellent road and rail links across the south and to London, making this a very desirable countryside location. There are two mainline railway stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by four international airports – Bristol, Exeter, Bournemouth and Cardiff, all within an hour's drive.

SERVICES

Mains water, electricity and drainage. Electric night storage heating.

Broadband - Superfast broadband is available.

Mobile signal/coverage - Available both indoors and outside (Information from Ofcom <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band: F

Flood risk: Very Low



