

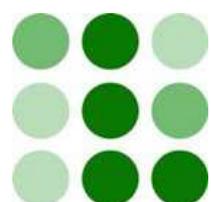


Meadow View, East Coker, Yeovil, Somerset,  
BA22 9LH

Guide Price £450,000

Freehold

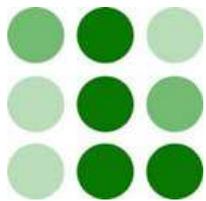
This deceptively spacious detached bungalow is situated in a most attractive edge of village position offering superb countryside views. The bungalow sits on a generous plot offering a mature garden whilst internally the accommodation includes an entrance porch, boot room/utility, cloakroom, large entrance hallway, sitting room, dining room, fitted kitchen, three double bedrooms and a family bathroom. A loft hatch with pull down ladder provides access to the loft space which has a useful enclosed storage area with windows. Outside mature gardens extend to three sides with a gated driveway leading to the single garage on the opposite side. A large bungalow in arguably one of the most sought after local villages.

 **LACEYS**  
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## 6 Meadow View, East Coker, Yeovil, Somerset, BA22 9LH



- Large Detached Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen
- Family Bathroom
- Utility Room
- Cloakroom
- Mature Gardens
- Extensive Driveway Parking & Single Garage
- Double Glazed

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/Porch**

Upon entering the property you are greeted with a lobby which provides the perfect space to kick off shoes. Doors open to the utility room, cloakroom and hallway. There is a ceiling light point.

#### **WC**

Fitted with a low level WC and a large Belfast style sink. There is an obscured side facing double glazed window and a wall lamp.

#### **Utility Room 2.98 m x 2.89 m (9'9" x 9'6")**

A useful room perfect for muddy boots and coats. There is a substantial wooden work surface with built in shelves with space for a washing machine, space for a fridge freezer and a built in store. There is a tall built in unit including open shelves and a cupboard. A double glazed window faces the side and there is a ceiling light point. The oil fired boiler can be found in here.

#### **Hallway**

The large hallway has doors which open to both reception rooms, the kitchen, bathroom and three bedrooms. Further doors open to the airing cupboard which houses the hot water cylinder and three further additional cupboards. There are two ceiling light points and a radiator.

#### **Sitting Room 4.85 m x 3.90 m (15'11" x 12'10")**

The sitting room enjoys a superb outlook over the garden and towards open countryside through the two double glazed windows. Double glazed doors open to the side garden. There is a feature working fireplace, a radiator, picture rail and wall lamps.

#### **Dining Room 4.14 m x 2.83 m (13'7" x 9'3")**

Conveniently situated next to the kitchen the dining room has a large double glazed window overlooking the garden and patio doors which provide access. There is a sliding door opening to the kitchen, a decorative ceiling lamp and a radiator.

#### **Kitchen 3.65 m x 3.21 m (12'0" x 10'6")**

The twin aspect kitchen has double glazed windows overlooking the side and front gardens and is fitted with a selection of wall and base units with drawers and work surfaces above. There is a built in Neff double oven and grill along with an inset electric hob. There is space for a fridge and the inset stainless steel sink with mixer tap is positioned under the front facing double glazed window. There is a radiator and a strip light. A sliding door opens to the dining room.

#### **Bedroom One 4.72 m x 3.19 m (15'6" x 10'6")**

A large double bedroom with a double glazed window overlooking the rear garden. There is a radiator and a ceiling light point.

#### **Bedroom Two 4.10 m x 3.67 m (13'5" x 12'0")**

The second bedroom is twin aspect with double glazed windows overlooking both the rear and side garden. There are built in wardrobes, a radiator and a ceiling light point.

#### **Bedroom Three 3.42 m x 3.37 m (11'3" x 11'1")**

The third bedroom is a double room and is positioned at the front of the property. There is a radiator, a ceiling light point and pedestal sink with tiled splash back. A double glazed window overlooks the front of the property.

#### **Family Bathroom**

Fitted with a panel enclosed bath with shower above, a pedestal wash basin and a low level WC. There is an obscured front facing double glazed window, an enclosed ceiling lamp, a heated towel rail and an extractor fan.

#### **Loft 5.35 m x 3.17 m (17'7" x 10'5")**

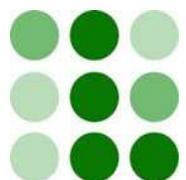
Accessed via a hatch with a pull down ladder the loft is mostly boarded with a rear facing double glazed window. One part of the loft has been partitioned off with a door opening to a useful space which has a front facing double glazed window, a Velux roof light, a ceiling light point and power points. Measurement for partitioned area only.

#### **Outside**

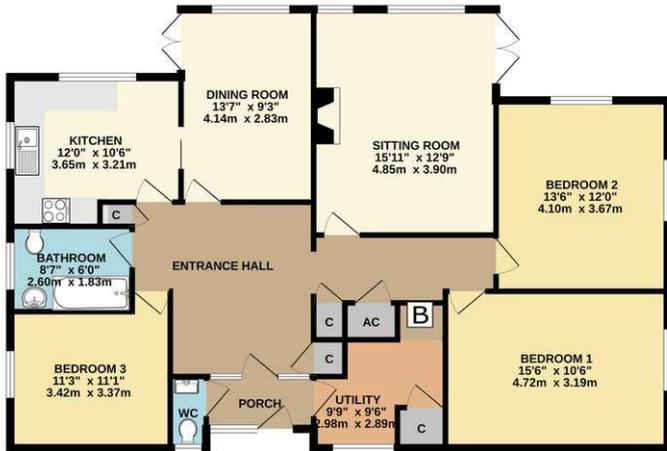
Double gates open to the long driveway which in turn leads to the single garage and workshop. An extensive area of lawn expands to three sides of the bungalow with mature hedging, shrubs, trees and bushes offering plenty of variety and interest. There are substantial raised beds perfect for growing vegetables, a green house and a shed.

#### **About the village.**

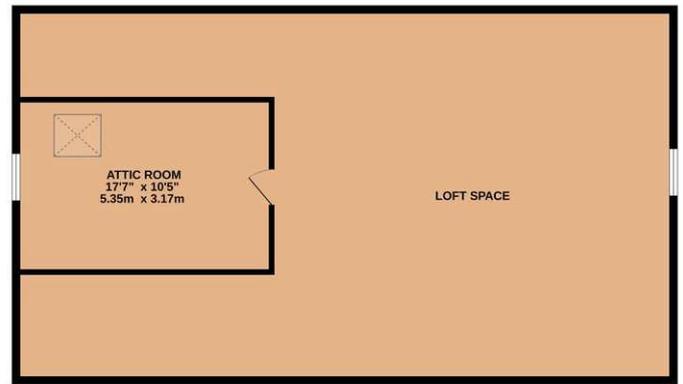
The popular and well served village of East Coker lies just under three miles from the market town of Yeovil. Within the village there is a tea rooms, public house, church, well regarded village hall and a primary school. The neighbouring village of West Coker offers a doctors surgery, butchers, car repair garage, pub and boutique hotel.



GROUND FLOOR  
1275 sq.ft. (118.4 sq.m.) approx.

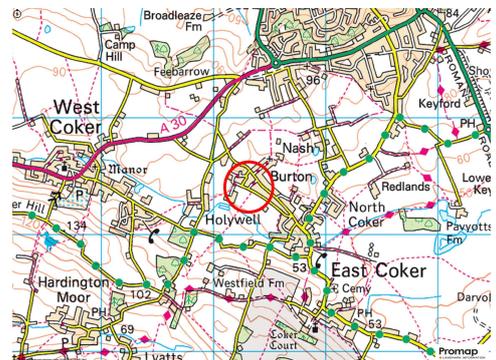
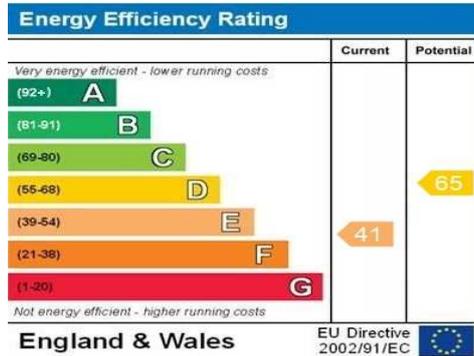


1ST FLOOR  
1206 sq.ft. (112.0 sq.m.) approx.



TOTAL FLOOR AREA : 2481 sq.ft. (230.5 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.  
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**Please Note**

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's 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 Lacey's 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 Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

**Photographs/Floor Plans**

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### **Material Information applicable in all circumstances**

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

Material Information applicable in all circumstances

- Council Tax Band - E
- Asking Price - Guide Price £450,000
- 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 -Detached Bungalow
- 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- metered
- Sewerage -Mains
- Heating -Oil fired central heating.
- 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 -Driveway Parking & Single Garage

### **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 -Not more than one dwellinghouse and garage shall be erected on each plot and every house shall be used or occupied as a private dwellinghouse only. No trade or business or manufacture shall at any time be carried on upon any plot (except those of a solicitor surgeon physician or dentist). Not to erect a temporary building structure or caravan whether on wheeler or otherwise of any kind on any plot except sheds or workshops. Not to keep any pigs cattle sheep goats or horses nor allow such livestock as aforesaid at any time to remain thereon.
- More covenants in place refer to your solicitor.

### **Material Information that may or may not apply continued.**

- Rights and Easements - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- Current Flood Risk - According to the Environment Agency's website the property is at very low risk of river, sea and surface water flooding. 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**

**Please note that there are bats in the loft and they are a protected species. We recommend that purchasers seek advice regarding this from their mortgage lender and legal representative.**

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 29/01/2026. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.