

# Towers Wills

Town & Country

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5, Naish Barton, East Coker, Yeovil, Somerset BA22  
9HQ

**£290,000**

Towers Wills welcome to the market this charming two-bedroom cottage which is beautifully presented and full of character, featuring a dual-aspect kitchen, cosy living room with exposed beams and wood burner, two double bedrooms and a stylish bathroom. Outside offers an enclosed courtyard, front patio, storage shed and allocated parking — ideal village.

### Accommodation:

Tucked away in a peaceful position on the outskirts of East Coker, this charming two-bedroom terraced cottage offers a perfect blend of character, comfort and modern living.

Beautifully presented throughout, the accommodation begins with a welcoming reception hallway leading into a well-appointed kitchen, fitted with a comprehensive range of wall and base units, ample work surfaces, breakfast bar and an integrated electric double oven. The kitchen enjoys a dual aspect with windows to both front and rear, creating a light and airy space.

The delightful living room is full of charm, featuring exposed ceiling beams and a wood-burning stove with timber mantel, forming a cosy focal point and enhancing the cottage feel.

To the first floor are two generous double bedrooms, with the master benefitting from built-in double wardrobes, while bedroom two offers a useful wardrobe recess. The stylish bathroom is fitted with a Jacuzzi-style bath with shower over, wash hand basin, WC, heated towel rail and attractive tiling.

### Outside:

Outside, the property enjoys an enclosed rear courtyard with stone walling and gated access, while to the front is a patio area ideal for outdoor dining and entertaining. Additional benefits include a garden storage shed and allocated parking for one vehicle.

A truly charming home in a sought-after village location—early viewing is highly recommended.

## Key Features

- Well Presented Throughout
- Highly Sought-after Village
- Two Double Bedrooms
- Enclosed Courtyard Garden
- Allocated Parking

## Contact Us

### Towers Wills Estate Agents - Yeovil

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

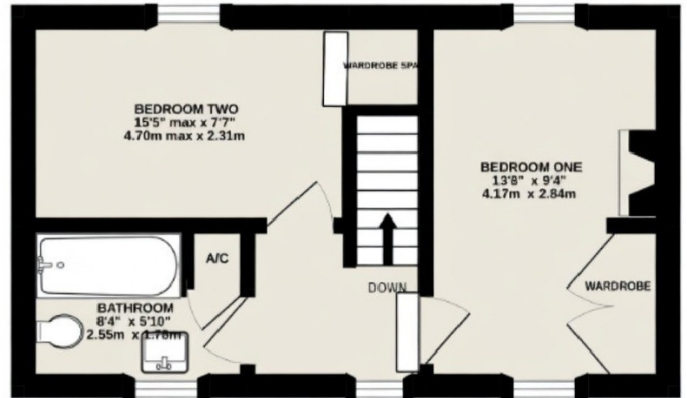


# Floor Plan



GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.

TOTAL FLOOR AREA: 648 sq.ft. (60.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.

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**Towers Wills**

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