



**Mountford Court, East Coker, Yeovil, BA22 9HS**

**welcome to**

**Mountford Court, East Coker, Yeovil**

LAST REMAINING PLOT JUST LAUNCHED! A beautifully designed brand-new three-bedroom detached bungalow, offering modern single-storey living at its finest.

Bright, spacious interiors and high-quality finishes create a turnkey home ready to move straight into.



## Specification

Constructed of Bekstone, or brickwork. Walls to be constructed with cavity insulation and an inner leaf built with insulation blockwork.

### Roof

Double roman concrete tiles. Roofs will have PV solar panels integrated into the roof covering.

### Ground floor

Suspended block and beam concrete floor

### Room partitions

Either concrete block or timber studwork.

### Heating and lighting

The central heating system will be heated by an electric powered air source heat pump. The ground floor to have underfloor heating with zoned temperature controls. Bathrooms having heated towel rails.

Lighting to be LED recessed white down lighters or pendant fittings. Bathrooms to have illuminated feature mirrors. Kitchen to have under cupboard pelmet lighting.

### Windows

UPVC double-glazed windows.

### Internal finishes

Generally, to be white emulsion, with white silk painted MDF profile skirtings and architraves.

### Bathrooms

Full height ceramic tiling to showers and above baths remaining walls to be tiled half height.

Sanitaryware to be white contemporary style with chrome fittings

Showers to have glass and polished chrome enclosures, with thermostatic temperature-controlled shower valves with fixed head and handheld shower attachment. Illuminated, demisting mirrors to all bath/shower rooms.

### Internal doors

Doors to be finished hardwood with polished chrome handles and hinges.

### Kitchen

Fully fitted kitchen with integrated appliances and granite work tops

Garage doors to be electrically operated. Garage to have LED light, power sockets and an Electric car charging point

### Externally

Terrace and paths - paved with contemporary square concrete paving slabs.

Drive - to be block paved with permeable concrete block paviours.

Garden laid with grass seed

## The Developer

These homes are built by Abbey Manor Group and Cherwyn Developments.

Abbey Manor Group are a privately owned, locally based developer who have been operating in the Yeovil area for over 150 years. Their schemes vary from two houses up to large scale developments, including Abbey Manor Park. Cherwyn Developments Ltd was established in 2018 as a family run property development business based in the heart of Somerset and creates beautiful homes in the Southwest. Their business brings a wealth of working knowledge within the residential development sector for over 30 years from being able to deliver development opportunities to landowners, to the management of their own residential developments. Their Southwest based business has a growing reputation of building quality new homes in rural communities.

## Location

North Coker offers a delightful blend of rural charm and convenience, with village walks, a welcoming community, and good transport links. Exceptional views and serene landscapes are within walking distance, and you can indulge in outdoor activities with cycle paths and walking trails never far away. Nearby Yeovil boasts rich heritage, well-preserved architecture and a vibrant mix of shops, cafes and local markets.

## Need To Part Exchange?

\*Make it happen with SPRING, our trusted Part-Exchange partner.

-Sell your home with no viewings, no renovations, and no chains.

-Complete within 7 days or on a date that suits you.

-Move stress-free with 14 days access to your home post completion.

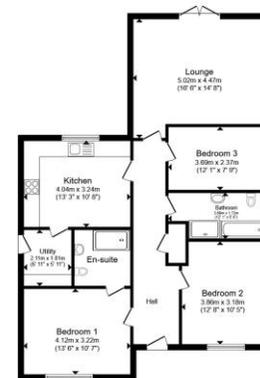
-Your sale won't fall through, Spring Part-Exchange is guaranteed.

-Terms & conditions apply

## Please Note

We will endeavour to use the photographs/measurements of the actual property but may also show pictures/measurements of the show home, similar plots and/or computer generated images. Our virtual/360 tours will be of the development show homes. Floorplan images may be handed.

£1000 Reservation Fee Applies



Total floor area 97.5 m<sup>2</sup> (1,049 sq.ft.) approx  
The 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](http://www.propertybox.io)

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## Mountford Court, East Coker, Yeovil

- High-specification finishes throughout
- Individually designed layouts
- 10 Year Warranty
- Detached property that offers a seamless blend of modern comfort and timeless elegance
- Part exchange available\*

Tenure: Freehold EPC Rating: Exempt

offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEO108829 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
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