

23 Font Villas

West Coker, Yeovil, Somerset

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West Coker
Yeovil
Somerset BA22 9BY



- Spacious Throughout
- Very Large Gardens
 - Parking
 - Views
- Cul-De-Sac Location
 - Rare Opportunity
- Internal Viewing Advised
- Ideal First Time Buy

Guide Price **£249,950**

Freehold

Yeovil Sales
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THE DWELLING

A very well presented end-of-terrace home, which is immaculate throughout, benefitting from upvc double glazing, LPG central heating and representing an ideal first-time buy.

ACCOMMODATION

A upvc double glazed entrance door leads to the porch, having floor tiling, walk in utility room, whilst upvc double glazed doors lead to the reception hall having a staircase rising to the first floor and a cloakroom off with a white suite. (Please note sink tap does not work)

The kitchen/dining room is a very good size, having an attractive range of timber worktops with grey doors and stainless steel door furniture with fitted appliances including a four ring hob, stainless steel oven, dishwasher, wall cupboards, base units with drawers and cupboards under, floor tiling and a two door larder cupboard.

The sitting room has an attractive woodburner, timber effect flooring and patio doors leading to the good size conservatory, which is of upvc double glazed construction and has a door to the rear.

On the first floor is a landing with a dado rail, a hatch to the roof space, and enjoying country views. There are two double bedrooms and an attractive bath/shower room with contemporary white suite and a separate shower cubicle.

OUTSIDE

At the front of the house is a small area of garden and parking for two vehicles, whilst to the rear, the garden is a real feature, being arranged over a number of levels to include gravel beds, large shed, lawned areas and an attractive seating area of decking offering lovely views over West Coker and the surrounding countryside and backing onto fields.

Please note the hot tub is available for purchase under separate negotiation.





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 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 make 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 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 reasonable driving distance.

DIRECTIONS

What 3 words: [///presenter.secret.teams](http://presenter.secret.teams)



SERVICES

Mains water, electricity and drainage. LPG central heating.

Broadband - Ultrafast broadband is available.

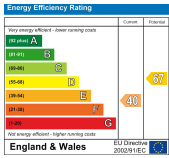
Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: B

Flood Risk: Very Low

Please note that planning was granted 25/05/2018 for the erection of a side and rear extension to the current dwelling. Planning Ref: 18/00692/FUL. Whilst this planning will have now lapsed, it is possible that it could be regranted if it were reapplied for.



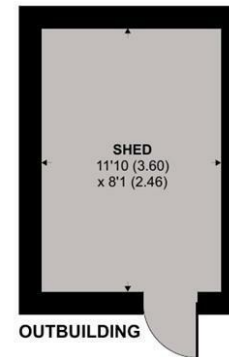
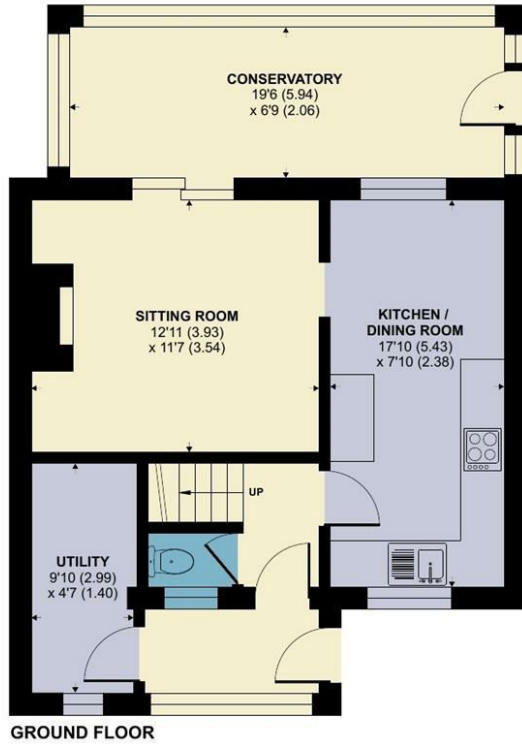
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Approximate Area = 946 sq ft / 87.8 sq m

Outbuilding = 95 sq ft / 8.8 sq m

Total = 1041 sq ft / 96.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1397384



YEO/JS/19.01.2026



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