



FOR SALE



Full video walk - through

West Coker, BA22 9AQ

Offers in the Region Of £260,000



ORCHARDS
ESTATES

Charming grade II listed semi detached character cottage situated in the highly sought after village of West Coker with the added benefit of off road parking. Boasting original features to include window shutters and wooden beams, the well presented accommodation comprises generous open plan kitchen/sitting/dining room and separate utility/downstairs toilet. Upstairs are two double bedrooms and a spacious bathroom. To the rear of the property is a gravelled parking area for 2 cars with a large store and a seating area laid to lawn. Offered with no chain, this delightful property would make an ideal second home or holiday let, so an early viewing comes highly recommended to fully appreciate all that is on offer in this great location.

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LOCATION

West Coker is a popular village circa 3 miles to the west of Yeovil. The village has several amenities including primary school, doctors, butchers, post office and garage. A much wider range of amenities can be found within 3 miles of Yeovil including railway connections to London/Waterloo.

Open Plan Kitchen/Sitting/Dining Room 23' 1" x 18' 7" (7.036m x 5.652m) at widest point

Sitting/Dining Room: Front aspect single glazed window with shutters, rear aspect single glazed window, log burner, stairs to first floor, two under stairs cupboards, wooden beams, wood flooring and radiator. Kitchen: Front aspect single glazed window with shutters, fitted kitchen comprising a range of wall and base units with worktops over and breakfast bar, one and a half bowl sink, space for cooker, integrated dishwasher, space for fridge/freezer, wood flooring and radiator.

Utility Room/Cloakroom - 8' 0" x 3' 11" (2.429m x 1.196m)

Space and plumbing for washing machine, worktop, space for tumble dryer, pedestal wash hand basin with tiled splash back, WC, wood flooring, extractor fan and radiator.

Stairs and Landing

Laid to carpet, exposed stone wall, wooden beams, radiator and gallery landing.

Bedroom One - 11' 6" x 9' 11" (3.509m x 3.022m)

Front aspect single glazed window, built in wardrobe, wooden beams, laid to carpet and radiator.

Bedroom Two - 11' 3" x 8' 5" (3.440m x 2.567m)

Rear aspect single glazed window, wooden beams, laid to carpet and radiator.

Bathroom - 7' 10" x 3' 11" (2.388m x 1.196m)

Bath, separate shower cubicle, pedestal wash hand basin, WC, tiled walls, wooden beams, laid to carpet, extractor fan and radiator.

Front

To the front of the property is a small area accessed via a gate from the road enclosed by hedges.

Parking

Initial shared driveway leading to a gravelled area providing off road parking for 2 cars.

Garden

Seating area laid to lawn partially enclosed by fencing. There is also a large useful lean to store.

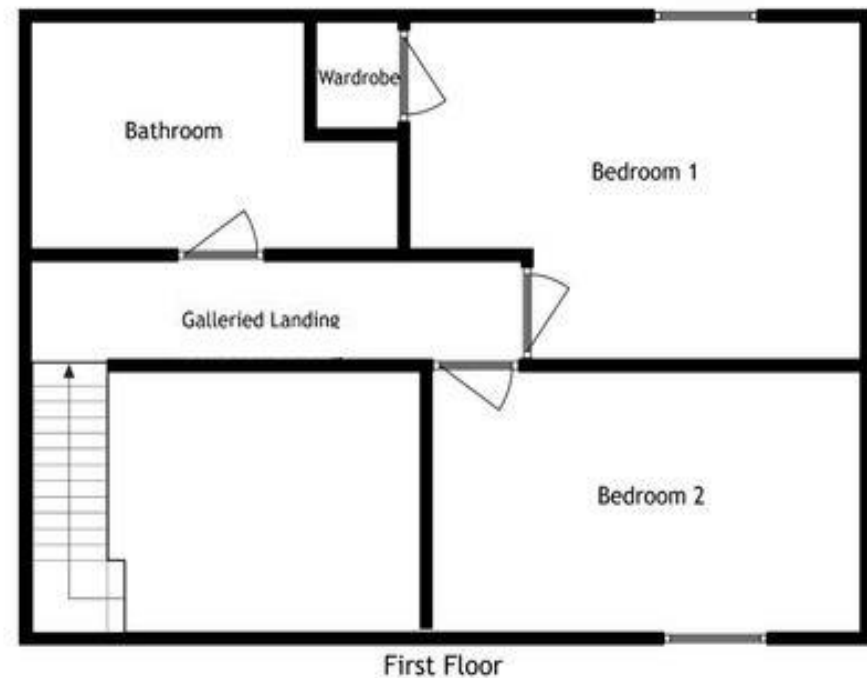
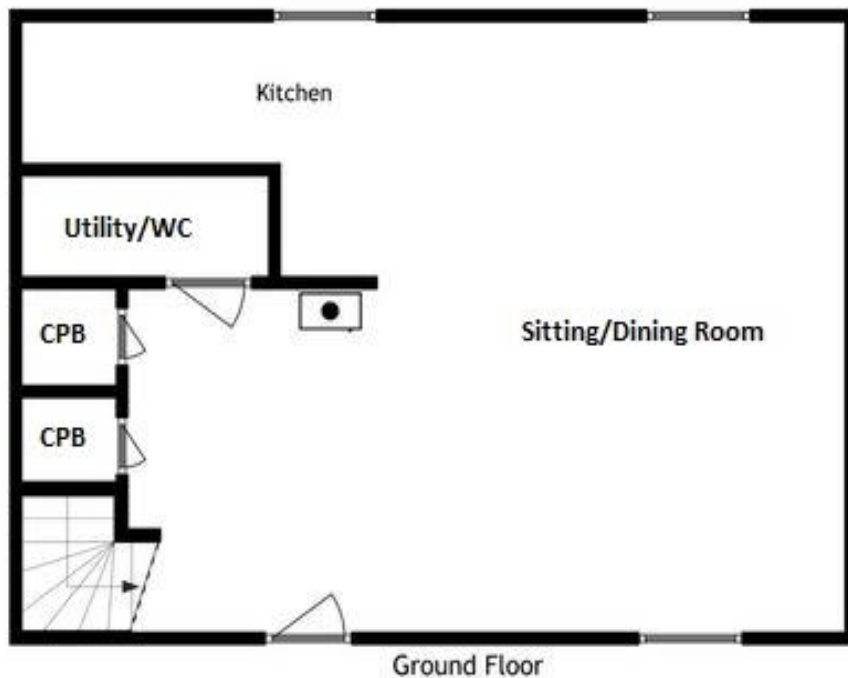


AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

Directions

From the Quicksilver Mail in Yeovil, follow West Coker Road and head straight across the roundabout towards West Coker. Proceed along the A30 and the property can be found on the right hand side after the turning for Gooseacre Lane.



01460 477977 or 01935 277977



www.orchardsestates.com

Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR



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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.