



**FOR SALE**

West Coker, BA22 9AQ

£355,000



**Full video walk - through**



**ORCHARDS**  
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Beautiful Grade II Listed character cottage in sought after village with the added benefit of off road parking for 3 cars. The accommodation comprises living room, separate dining room, lovely kitchen/diner and utility room. Upstairs are three bedrooms, en-suite to master and the family bathroom. Outside is off road parking and a pretty enclosed garden.



£355,000



## 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.

**Entrance Hall** - 18' 0" x 4' 1" (5.48m x 1.24m)

Door to front, stone flooring, doors to dining room, kitchen and rear.

**Dining Room** - 16' 10" x 10' 0" (5.13m x 3.05m)

Front and rear aspect single glazed windows, feature fireplace with double sided log burner, wooden beams, laid to carpet, radiator and stairs to first floor.

**Living Room** - 17' 10" x 10' 10" (5.43m x 3.30m)

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

**Kitchen/Breakfast Room** - 18' 0" x 12' 0" (5.48m x 3.65m)

Front aspect single glazed window, fitted kitchen comprising a range of wall and base units, single bowl sink, electric hob with extractor over, electric oven, integrated dishwasher, space for fridge/freezer, tiled splash backs, solid wood flooring, wooden beams and radiator.

**Utility Room** - 8' 1" x 7' 0" (2.46m x 2.13m)

Side aspect single glazed window, range of base units with worktop over, plumbing for washing machine, space for tumble dryer, oil boiler and radiator.

## Cloakroom

Wash hand basin and WC.

## Landing

Rear aspect single glazed window, access to loft, radiator and doors to:

**Bedroom One** - 16' 1" x 13' 10" (4.90m x 4.21m)

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

## En-Suite

Side aspect single glazed window, shower cubicle, tiled walls, wash hand basin, WC, extractor fan and radiator.

**Bedroom Two** - 15' 0" x 12' 10" (4.57m x 3.91m)

Front aspect single glazed window, laid to carpet and radiator.

**Bedroom Three** - 12' 1" x 9' 1" (3.68m x 2.77m)

Front aspect single glazed window, laid to carpet and radiator.

**Bathroom** - 10' 11" x 7' 0" (3.32m x 2.13m)

Rear aspect single glazed window, bath with shower over, wash hand basin, WC, tiled walls, extractor fan and radiator.

## Parking

Off road parking for 3 cars.

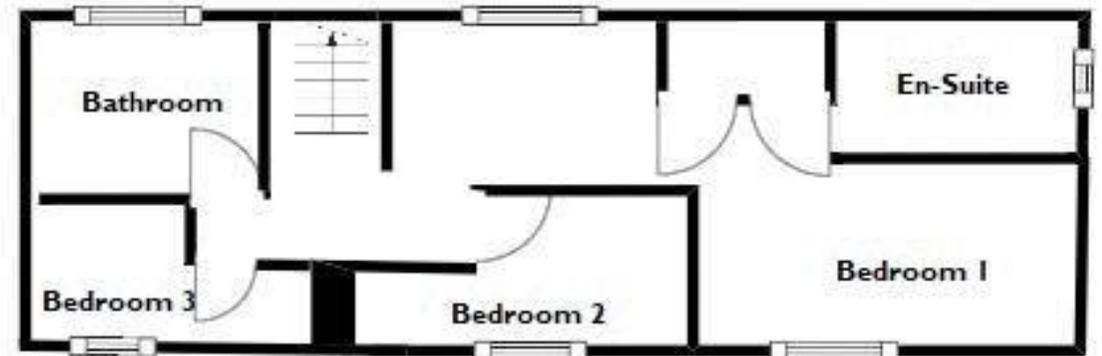
## Garden

Laid mainly to lawn with mature trees and shrubs enclosed by fencing with gated access.



### AGENTS NOTE

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### 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](http://www.orchardsestates.com)

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