

Towers Wills

Town & Country

Offers in excess of

£260,000



49 West Coker Road, Yeovil, Somerset, BA20 2LZ

Towers Wills welcome to the market this beautiful family home. Situated in a sought after location within walking distance of local schools, shops amenities and countryside walks. Briefly comprising: Porch, hallway, living room with multi fuel burning stove, kitchen / diner, three bedrooms, bathroom, driveway, garage, garden and outbuilding / garden cabin.

Key Features

- VIDEO TOUR AVAILABLE
- Stunning family home
- Three bedrooms
- Multi fuel burning stove
- Kitchen / Diner
- Out building / Garden cabin

uPVC door giving access to:

Entrance Porch

Radiator. Double glazed window to front and side and opening to:

Entrance Hall

rising to first floor, radiator and doors to:

Living Room 23'3" x 10'11" (7.09m x 3.33m).

A spacious family living room with double glazed bay window to front, Italian Oak flooring. Two radiators.

Kitchen / Dining room 21'1" (6.43m) (11'4" (3.45m) min) x 9'9" (2.97m) (7'7" (2.31m).

"The heart of the home" The perfect area for entertaining with family and friends. A quality re-fitted kitchen comprises of a range of wall. base and drawer units, work surfacing with inset sink / drainer. Integrated double electric oven, induction hob with cooker sink / hood over, integrated dishwasher and washing machine, space for American style fridge / freezer, Window to the rear, double doors leading to the boot room.

Boot room

Double glazed window to side, base units with space for tumble dryer and work top over and timber stable door to rear.

Landing Loft hatch to large roof space, pull down ladder & light, potential for conversion STPP.

Master Bedroom 10'11" (3.33m) (up to bay) x 9'10" (3m). Double glazed bay window to front, double and built in triple wardrobe TV point, telephone point and radiator.

Bedroom Two 11'10" x 9'11" (3.6m x 3.02m).

Double glazed window to rear, triple wardrobe with hanging and shelving space and radiator.

Bedroom Three 8'10 x 7' (2.70m x 2.12m)

Double glazed window to front, sliding barn style door and radiator.

Bathroom

A luxurious re-fitted suite comprising of bath with shower over, wash hand basin W.C, window to the rear, radiator.

Outside

To the front of the property there is a parking space and raised shrub beds with mature plants. A shared driveway that leads to a further parking area and:

Garage

Up and over door with power and light. Inspection pit.

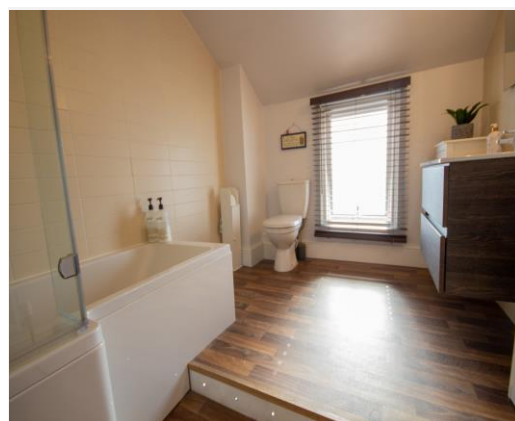
Rear garden To the rear of the property is a garden laid to lawn with a variety of mature shrubs plants and trees, greenhouse and garden shed. There is also an additional patio area for entertaining.

Garden cabin / Music studio / Outbuilding 4.82m x 2.80m

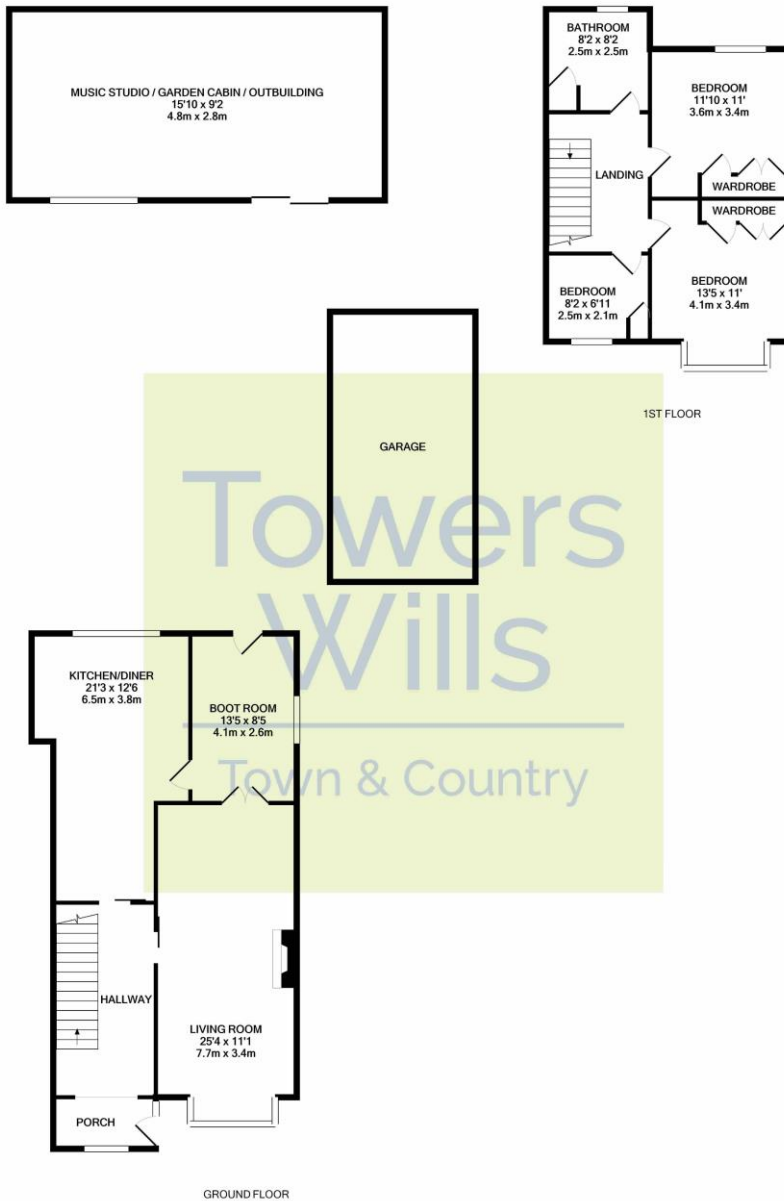
A very useful, versatile addition Previously a music studio the cabin has been sound proofed and well insulated, window to the front and two sets of double doors opening out to the garden. Electric heater, WIFI, Power and light connected.

Agents Note

The driveway is shared with next door. Security: CCTV x3 cameras. Smart heating system: Boiler is located in the loft (Smart Heating System).

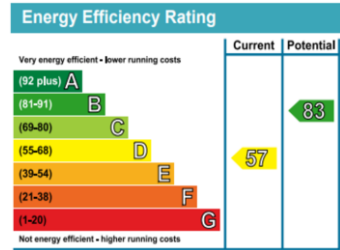


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used at the discretion of any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

Energy Efficiency and Environmental Impact



Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

Towers Wills

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

info@towerswills.co.uk www.towerswills.co.uk