

Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



8, Broadacres, East Coker, Yeovil, Somerset BA22
9LW

£425,000

Towers Wills welcome to the market this spacious four bedroom detached family home situated in the sought-after village of East Coker, offering tremendous potential, where viewing is strongly advised. The accommodation briefly comprises; reception hallway, shower room, living room, conservatory, kitchen, dining room, utility room, rear porch, four double bedrooms, bathroom, double garage, front and rear gardens.

Reception Hallway

Door and window to the front, under stairs storage cupboard, radiator and door to shower room.

Shower Room

Comprising of shower cubicle, wash hand basin, w.c, wall tiling, window to the side and radiator.

Living Room

A spacious dual aspect family living area with window to the front, sliding double glazed doors to the conservatory.

Conservatory

Opens on to the rear garden.

Kitchen

Comprising of a range of wall, base and drawer units, work surfacing with inset stainless steel sink/drainers, integrated double electric oven, integrated electric hob, tiling to splash back, window to the rear, serving hatch to the dining area and door to utility room.

Utility Room

With plumbing for washing machine, oil-fired central heating boiler, window to the side and door to rear porch.

Rear Porch

With window and door to the rear garden.

Dining Room

With window to the front and radiator.

Galleried Landing

With stairs from the ground floor, window to the front, airing cupboard and loft access.

Bedroom One

With window to the rear and radiator.

Bedroom Two

With window to the front and radiator.

Bedroom Three

With window to the rear and radiator.

Bedroom Four

With window to the front and radiator.

Bathroom

A recently re-fitted white suite comprising of bath with shower over, wash hand basin with vanity unit under, w.c, tiling, radiator and window to the rear.

Front Garden

Key Features

- Sought-after Village of East Coker
- Spacious Detached
- Four Double Bedooms
- Two Reception Rooms
- Conservatory
- Double Garage
- Front & Rear Gardens

Contact Us

Towers Wills Estate

Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

To the front of the property the garden is majority laid to lawn with planted trees.

Double Garage

With twin 'up and over' doors, windows to both sides, personal door to rear garden, power and light.

Rear Garden

To the rear of the property the garden is majority laid to lawn with patio area, raised borders planted with a variety of plants and shrubs, outside light, outside tap, oil tank and gated side access to both sides.

Agents Notes

The property has recently been improved including a re-fitted bathroom, newly installed sanitary ware to the shower room, re-decoration throughout, tiling in the kitchen, carpets throughout all bedrooms, landing and stairs.

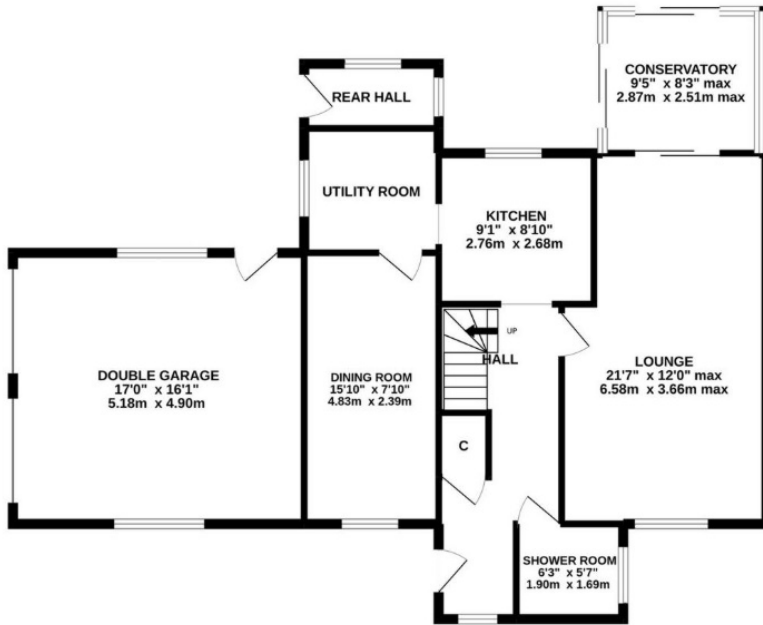
The property is oil central heated – the vendor advised the boiler was installed in 2015 and last serviced in February 2023.

There is a right of access for next door over the access road and access to the substation.

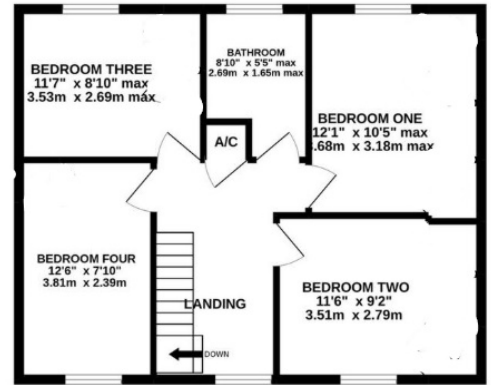


Floor Plan

GROUND FLOOR



1ST FLOOR



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