

Towers Wills

Town & Country

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6, Mill Lane, East Coker, Yeovil, Somerset BA22 9LE **£395,000**

Towers Wills welcome to the market this deceptively spacious, semi-detached family home situated in the sought-after village of East Coker, with large garden and substantial outbuilding. Early internal inspection is strongly advised to fully appreciate this beautiful family home. The accommodation briefly comprises; reception hallway, living room, kitchen/breakfast room, dining room, utility room, cloakroom, three double bedrooms, bathroom, driveway and rear garden.

Reception Hallway

With stable door to the front, radiator and stairs to the first floor.

Living Room

A spacious family living area with double doors opening out onto the rear garden, exposed floorboards and radiator.

Dining Room

A perfect area for entertaining with family and friends; with window to the front, radiator and exposed floorboards.

Kitchen/Breakfast Room

Comprising of a range of wall, base and drawer units, granite work surfacing with undermounted sink/drainers, integrated double electric oven, integrated electric hob with cookerhood over, tiling to splash prone areas, windows to both rear and side, tiling flooring and being open plan to the breakfast area.

Breakfast Area

Providing ample room for table and chairs, window to the front, continuation of floor tiling and radiator.

Rear Porch

With double glazed door to the rear garden and door to utility room.

Utility Room

Comprising of a range of wall, base and drawer units, granite work surfacing with undermounted sink/drainers, tiled floor and door to the front.

Cloak W.C

Comprising w.c, wash hand basin, tiling and window to the rear.

First Floor Landing

Stairs from reception hallway, window to the front and double airing cupboard.

Bedroom One

With window to the rear, two double fitted wardrobes and radiator.

Bedroom Two

With window to the rear, radiator and loft access.

Bedroom Three

With window to the front and radiator.

Bathroom

A well presented suite comprising of bath with shower over, wash hand basin, w.c, fully tiled, heated towel rail and window to the rear.

Outside

To the front the property is enclosed with substantial wrought-iron sliding gates and railings. To the side of the property is large double gates providing vehicular access through to the rear garden/detached

Key Features

- Deceptively Spacious
- Sought-after Village Location
- Semi-detached
- Three Double Bedrooms
- Large Rear Garden
- Outbuilding/Games Room

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	45 E	
21-38	F		
1-20	G		

outbuilding.

Driveway

The driveway is laid to stone chipping and provides ample off road parking.

Rear Garden

The rear garden is majority laid to lawn with patio area and continuation of driveway.

Outbuilding/Games Room

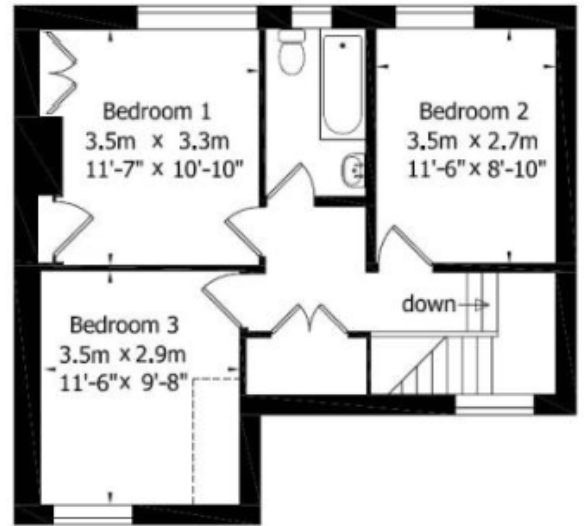
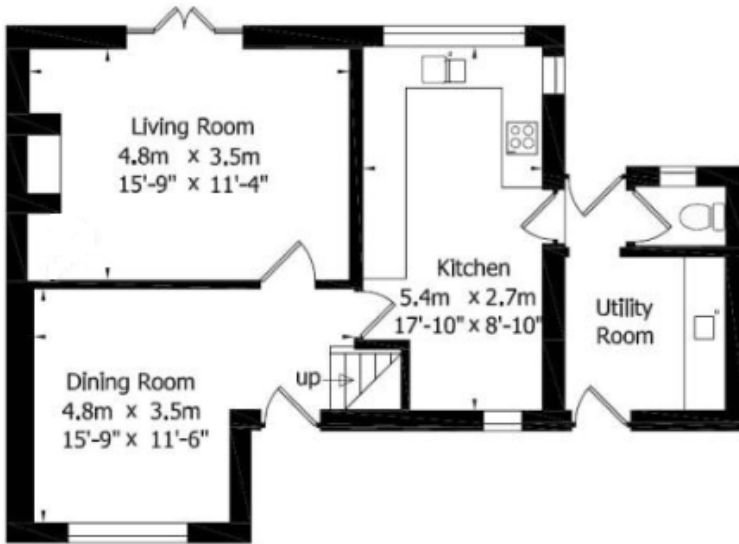
With double glazed patio doors to the side, power and light. To the front of the outbuilding is a store.

Store

With electric 'up and over' door, power and light.



Floor Plan



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