



**Towers
Wills**

Town & Country

The Bower, Mill Lane, East Coker, Yeovil, Somerset, BA22 9LE £565,000

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Towers Wills are pleased to present this spacious detached family home to market. Situated in the much sought-after village of East Coker, the property is tucked away in a quiet cul-de-sac and benefits from; driveway parking, double garage, good sized front & rear gardens, downstairs cloakroom, sitting room, separate dining room, kitchen, utility, family bathroom and four/five bedrooms (the downstairs study could be converted to a 5th bedroom with the storeroom making a potential en-suite).

- * Spacious Detached
- * Desirable Village Location
- * Cul-de-Sac Position
- * Four/Five Bedrooms
- * Two Reception Rooms
- * Good Size Gardens
- * Ample Off Road Parking
- * Double Garage
- * Early Viewing Advised



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Entrance Hall

Single glazed door to the front, radiator and under stairs storage.

W.C

Double glazed window to the front, wash hand basin and w.c.

Sitting Room 4.71m x 5.33m – maximum measurements

Double glazed window to the front, double glazed patio doors to the rear, two radiators and log burner.

Dining Room 4.18m x 3.55m – maximum measurements

Double glazed windows to the front and side, radiator and serving hatch to the kitchen.

Study/Bedroom Five 2.50m plus door recess x 3.31m – maximum measurements

Double glazed window to the front, radiator and door to store room.



Store Room 1.69m x 2.51m – maximum measurements

Double glazed window to the side.

Kitchen 3.67m x 2.60m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one bowl sink drainer, double glazed window to the rear, space for electric cooker and space for dishwasher.

Utility 2.52m x 2.36m – maximum measurements

With loft hatch (large attic space), radiator, space for fridge freezer, oil-fired boiler, space for washing machine, stainless steel one bowl sink drainer and double glazed window and door to the rear garden.



First Floor Landing

Double glazed window to the front, radiator and airing cupboard which includes radiator.

Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, double glazed window to the side and radiator.

Bedroom One 3.56m x 2.76m plus door recess

Double glazed windows to the front and side, radiator, built-in double wardrobe and open archway to en-suite shower and wash hand basin.

Bedroom Two 4.75m x 2.78m

Double glazed windows to the front and rear and radiator.

Bedroom Three 2.45m x 2.80m plus door recess

Double glazed window to the rear, radiator, built-in double wardrobe and loft access.

Bedroom Four 2.71m x 2.21m – maximum measurements

Double glazed window to the rear and radiator.



Front Garden

To the front of the property is a gravel driveway leading to the double garage, lawn area with mature trees and shrubs, planted beds and side gate access.

Double Garage

Includes two double 'barn style' doors to the front and personal door to the rear garden.

Rear Garden

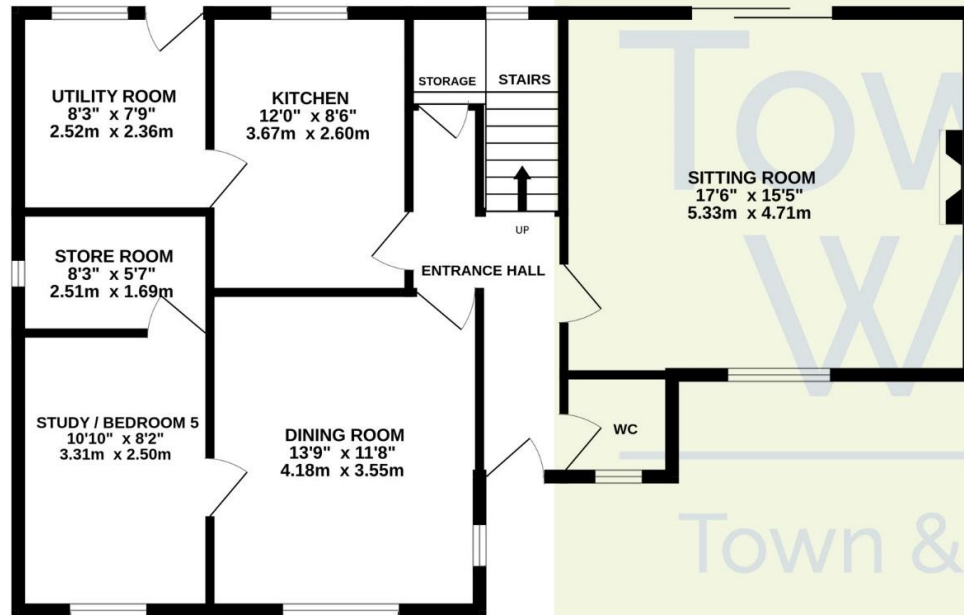
To the rear the garden is largely laid to lawn with patio area, outside tap and oil tank to the side.

Situation

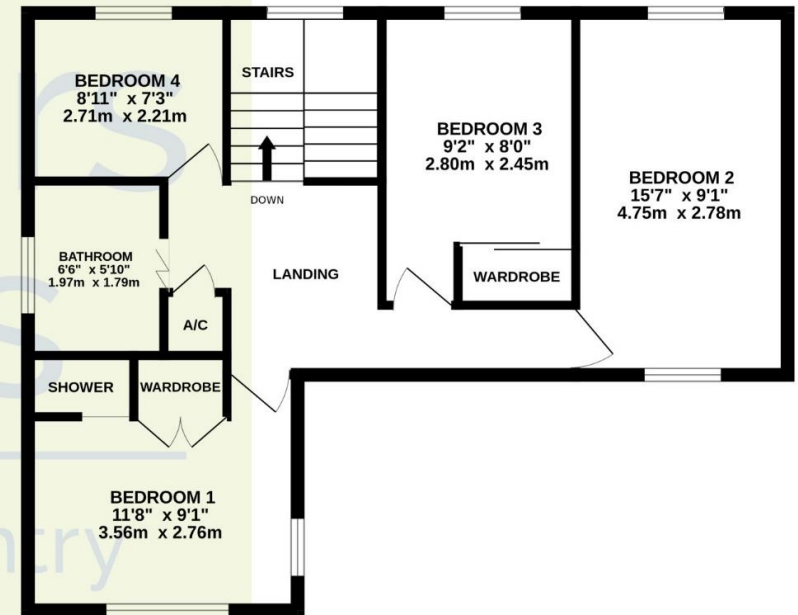
Situated in the desirable village of East Coker, offering facilities including primary school, traditional pub, village hall and parish Church. There is a mainline railway service from Yeovil Junction and Sherborne to London Waterloo. Shopping, business and recreational facilities can be found in the regional centre of Yeovil (approximately 3 miles) and the Historic Abbey Town of Sherborne (approximately 7.5 miles). The A303 lies approximately 7 miles and provides direct East/West links to the M3 to London. There is an excellent choice of local schools including Sherborne School, Hazlegrove Preparatory School at Sparkford as well as Leweston School and Millfield School.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as such by 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.

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