

Towers Wills

Town & Country

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

£270,000

Towers Wills welcome to market this well-presented semi-detached bungalow situated in the desirable village of East Coker, near Yeovil. Selling with no onward chain, the property benefits from three double bedrooms with ensuite shower/wet room to the master, separate WC, lounge/diner, kitchen, utility, garage and driveway parking. Please contact Towers Wills to arrange a viewing.

Storm Porch

Leading to the entrance hall.

Entrance Hall

With double glazed door to the front, radiator, parquet flooring, loft hatch and airing cupboard which includes oil boiler.

Bedroom One

3.57m x 4.10m – maximum measurements

Double glazed window to the front, radiator and en-suite shower/wet room.

En-suite Shower/Wet Room

1.29m x 1.68m – maximum measurements

With shower and heated towel rail.

Bedroom Two

2.29 x 2.99m – maximum measurements

Double glazed window to the front and radiator.

W.C

1.71m x 2.11m – maximum measurements

Double glazed window to the side, w.c, wash hand basin and heated towel rail.

Agents Note

This room was originally a bathroom; however, the bath has been removed by the current owners.

Bedroom Three

3.58m x 2.32m

Double glazed window to the side, radiator and continuation of parquet flooring from the entrance hall.

Lounge/Diner

3.78m x 4.83m – maximum measurements

Double glazed window to the rear, radiator, continuation of parquet flooring from the entrance hall and a fireplace which the vendors advise Towers Wills, this has been blocked off but could be reinstated.

Kitchen

2.43m x 3.73m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with one bowl sink drainer, double glazed window to the rear, radiator, integrated electric Bosch oven, integrated Bosch electric hob with extractor over and double glazed door to the utility.

Utility

2.14m x 2.70m

Double glazed windows to the rear and side, double glazed door to side garden, space for washing machine, space for dryer and space for fridge freezer.

Front Garden

To the front of the property there is a path to the front door, lawn areas and planted beds.

Parking

There is parking on the drive for one vehicle, in turn leading to the garage.

Garage

Key Features

- Sought-after Village of East Coker
- Semi-detached Bungalow
- Three Double Bedrooms
- Driveway Parking
- Garage
- Oil-fired Central Heating
- Double Glazed Windows
- NO ONWARD CHAIN

Contact Us

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Energy Efficiency

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 46 E | |
| 21-38 | F | | |
| 1-20 | G | | |

With electric roller door, power, light, single glazed window to the rear and door to the rear.

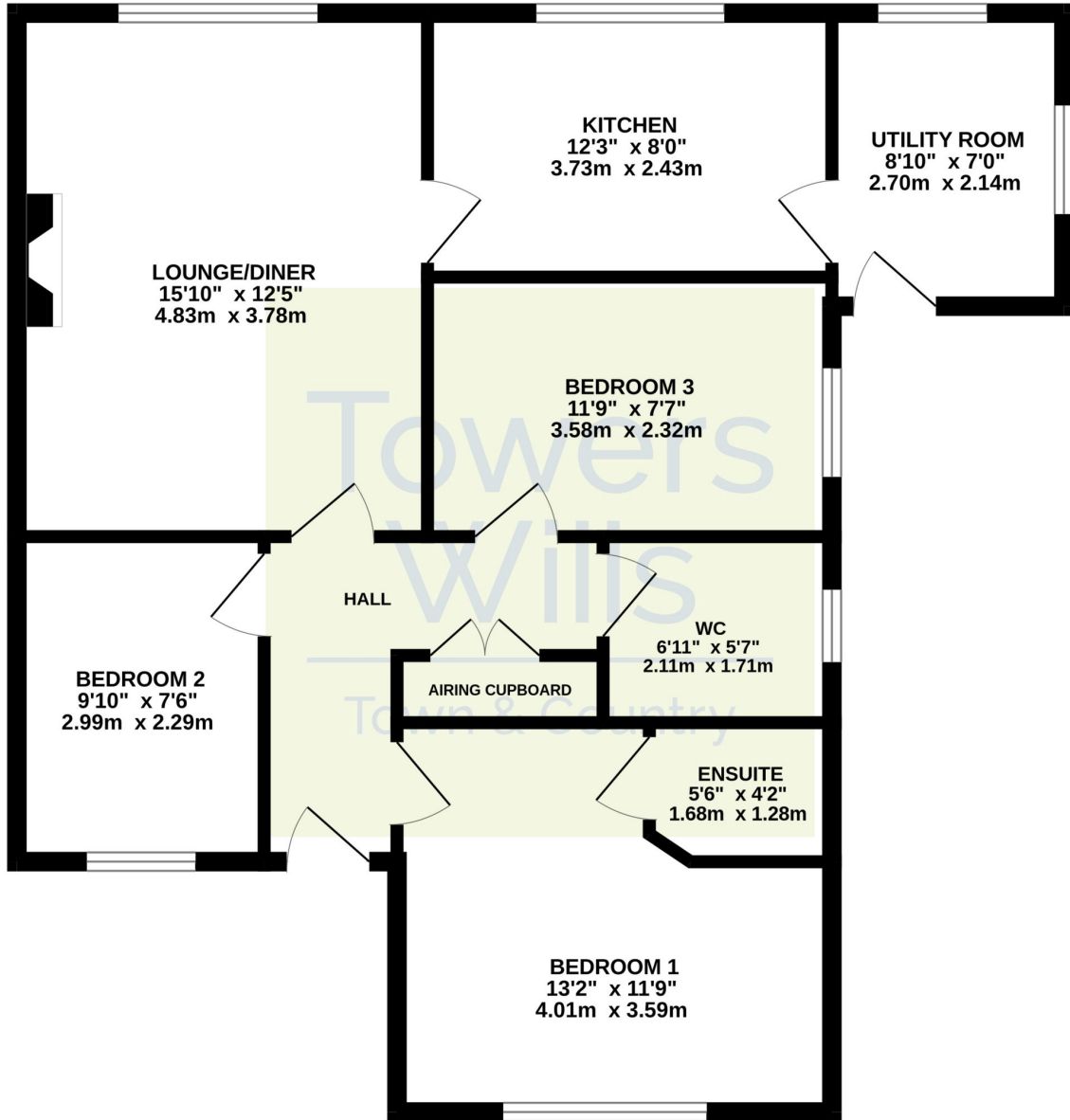
Rear Garden

There is a low maintenance rear garden with patio and lawn areas, planted beds, side gate access and oil tank.



Floor Plan

GROUND FLOOR



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Towers Wills

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