

Towers Wills

Town & Country

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



Cokernuts, 22 High Street, West Coker, Yeovil,
Somerset BA22 9AH

Offers Over **£250,000**

Towers Wills welcome to the market this charming, double fronted character cottage, situated in the heart of this highly desirable village and briefly comprises; reception hallway, three large reception rooms, three double bedrooms, shower room and mature gardens.

Reception Hallway

Double glazed door to the front and doors to sitting room and dining room.

Dining Room

Perfect for entertaining with family and friends; with bay window to the front.

Sitting Room

Window to the front.

Family Room

A spacious family living area with window to the rear, having a pleasant outlook onto the rear garden and stairs to the first floor.

Kitchen/Breakfast Room

Comprising of a range of wall, base and drawer units, work surfacing with inset sink/drainer, integrated electric oven, integrated electric hob with cookerhood over, space for fridge/freezer, plumbing for washing machine, dishwasher, tiling to splash prone areas, breakfast bar, door and window to the rear garden.

First Floor Landing

Stairs from reception hallway with loft access.

Bedroom One

Double glazed window to the rear.

Bedroom Two

Double glazed window to the front.

Bedroom Three

Double glazed window to the front.

Shower Room

Suite comprising of shower cubicle, wash hand basin with vanity unit storage, w.c, part tiling, heated towel rail and window to the rear.

Rear Garden

To the rear of the property is a landscaped mature garden with areas laid to lawn, paved patio seating areas, decked area, rockery, borders stocked with a variety of mature plants and shrubs and there is a stone-built garden shed with power and light.

Situation

The property is located within the heart of this thriving village with butchers, pubs, restaurants/hotel, village hall, garage, primary school, doctors surgery and various clubs including tennis, cricket, gardening and many more.

Key Features

- Desirable Village Location
- Three Double Bedrooms
- Three Reception Rooms
- Rear Garden

Contact Us

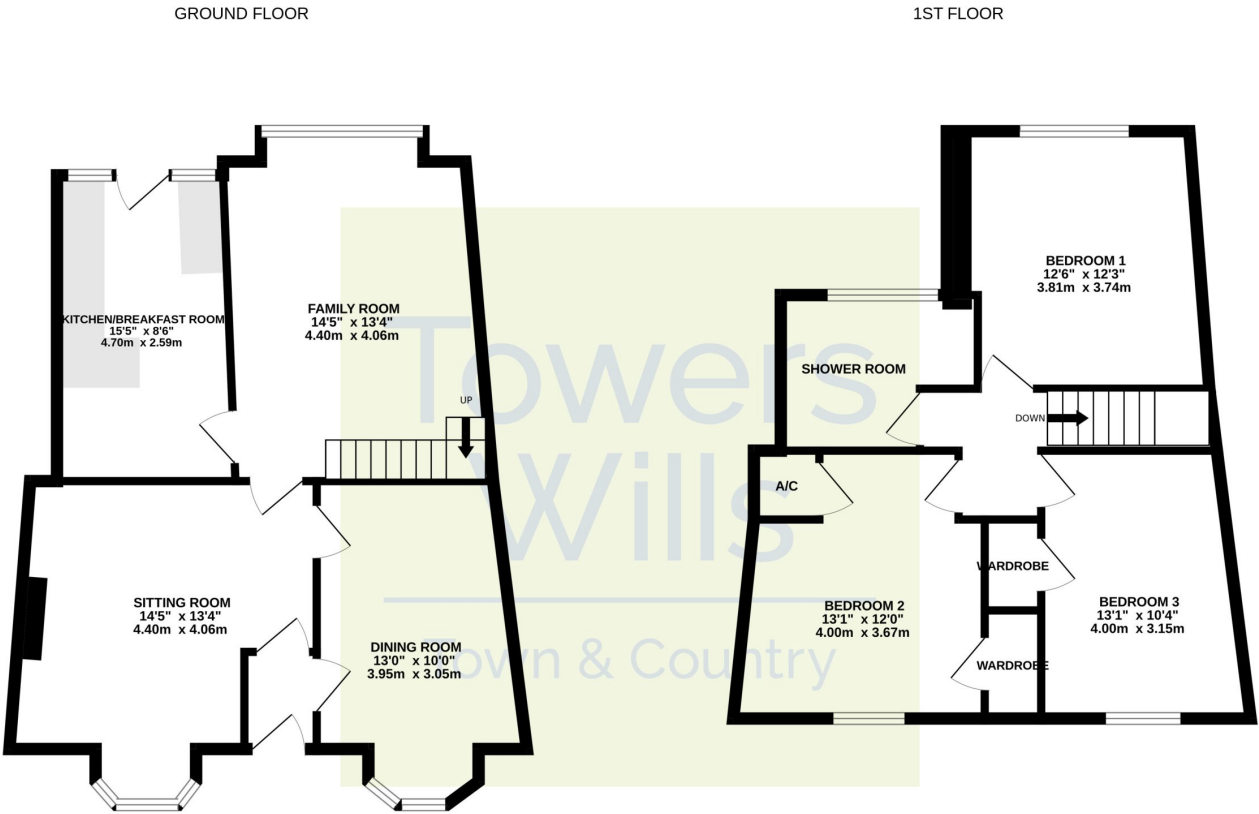
**Towers Wills Estate
Agents - Yeovil**
114, Hendford Hill
Yeovil
Somerset
BA202RF
T: 01935 577032
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan



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