

# Towers Wills

Town & Country

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



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

**£280,000**

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/drain, integrated electric oven, integrated electric hob with cookerhood over, space for fridge/freezer, plumbing for washing machine, plumbing for 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

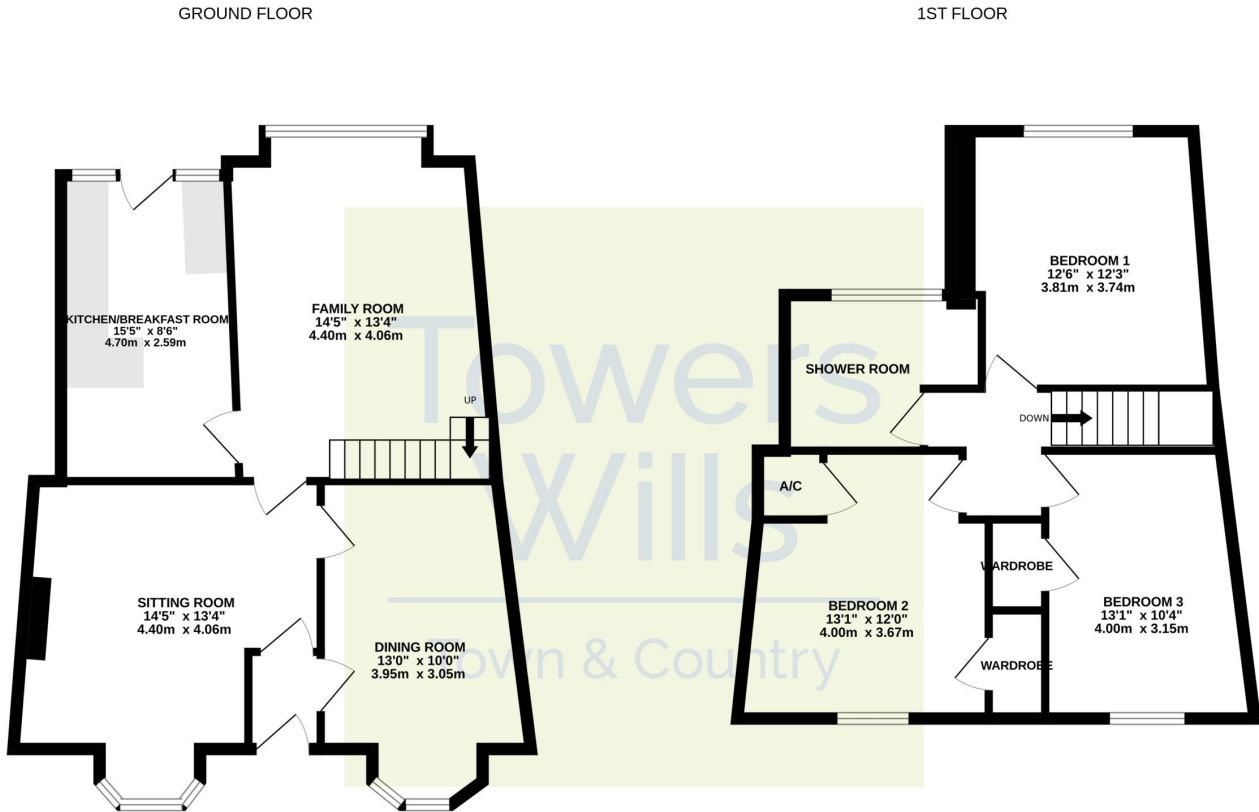
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## 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



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.  
Made with Metropix ©2024

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

**Towers Wills**

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)