

# Towers Wills

Town & Country

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**3, Lakefields, West Coker, Yeovil, Somerset BA22  
9BT**

**£230,000**

Towers Wills are delighted to bring to market this very well-presented two double bedroom semi-detached home, situated in the highly desirable village of West Coker on the outskirts of Yeovil. The property offers spacious accommodation, a generous rear garden, ample driveway parking, and a large garage with vehicle access to the rear. Updated with a modern open-plan kitchen/diner/living area, downstairs WC, and utility room, this superb home is ideally located close to local amenities including pubs/restaurants, butchers, petrol station and recreation park. An ideal first time buy for those looking to embrace village life! Please contact Towers Wills to arrange a viewing.

## Ground Floor Accommodation

### Entrance Hall

Double glazed door to front, double glazed window to front, under-stairs storage and radiator.

### Open-Plan Lounge/Diner – 6.44m x 3.70m

A bright and spacious dual-aspect reception room with double glazed window to front, multi-fuel log burner, two radiators and double-glazed French doors opening to the rear garden. Open to:

### Kitchen Area – 2.58m x 2.71m

Fitted with a modern range of units, one bowl stainless steel sink drainer, integrated electric hob with extractor over, integrated electric oven, integrated fridge/freezer, LPG gas boiler, and double-glazed window to rear. Door leading to:

### External Lobby

With double glazed doors to both front and rear, radiator, door to WC and open access to utility room.

### Downstairs WC

Fitted with WC, wash hand basin, and extractor fan.

### Utility Room – 2.99m x 1.45m

Double glazed window to front, one bowl stainless steel sink drainer, space for washing machine, and space for tumble dryer.

## First Floor Accommodation:

### Landing

Double glazed window to side and loft hatch.

### Bedroom One – 2.92m x 4.02m

Double glazed window to front, radiator, two built-in double wardrobes, and additional built-in cupboard.

### Bedroom Two – 3.25m x 3.17m

Double glazed window to rear and radiator.

### Family Bathroom

Fitted with bath and shower over, wash hand basin, WC, heated towel rail, and two double glazed windows to rear.

## Outside:

### Front

Generous driveway laid to gravel providing ample parking.

### Rear Garden

A good-sized garden largely laid to lawn with patio seating area, outside tap, useful wood store, LPG gas bottles, and five-bar gated access to rear allowing vehicular access to:

## Key Features

- Two Double Bedrooms
- Large Garage with Rear Vehicle Access
- Modern Open-Plan Kitchen/Diner/Living Space
- Multi-Fuel Log Burner
- Ample Driveway Parking
- Generous Rear Garden
- Sought-After Village Location

## Contact Us

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## Energy Efficiency

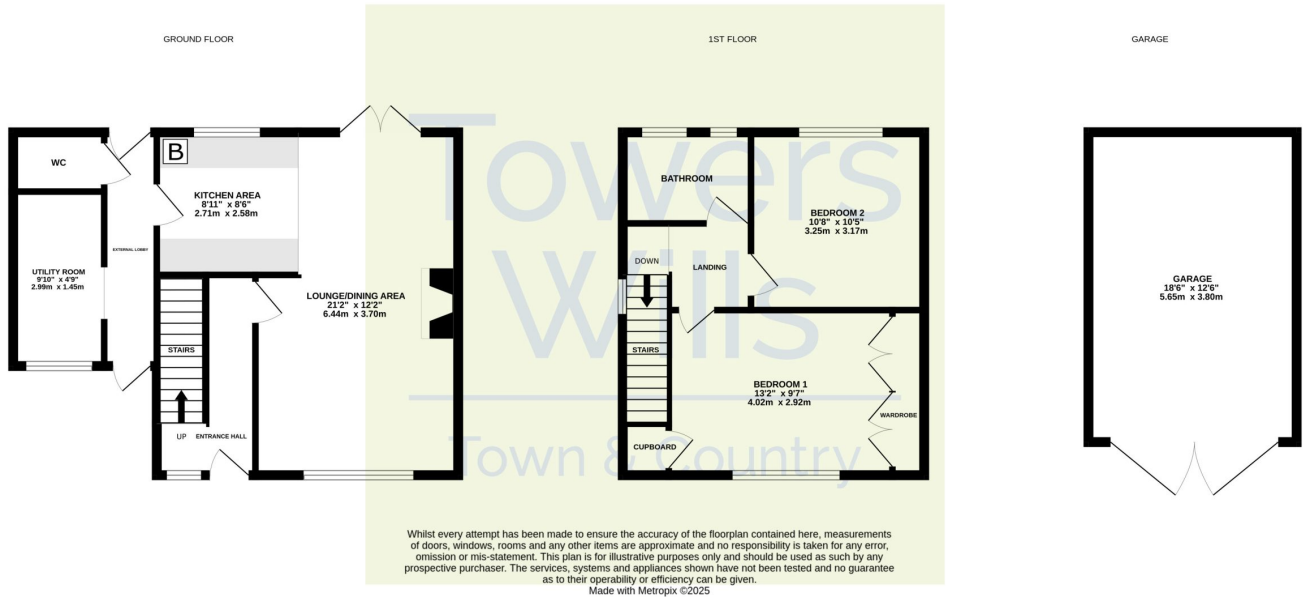
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Garage – 5.65m x 3.80m

A large wooden garage with power, light, and double barn doors to front, accessed via a right of way across the rear of the neighbouring property.



# Floor Plan



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