

Towers Wills

Town & Country

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34, High Street, West Coker, Yeovil, Somerset BA22 9AR

£220,000

Towers Wills are delighted to present this immaculate two-bedroom terraced character cottage in the sought-after village of West Coker. Ideally located, the village offers excellent amenities including a restaurant and spa, church, butcher/convenience store, pub, petrol station, primary school and doctors' surgery, with Yeovil nearby. Offered with no onward chain, the beautifully presented property features a living room with a feature fireplace, a fitted kitchen, two bedrooms and a modern shower room. Additional benefits include LPG central heating and acoustic windows and doors throughout. Early viewing is highly recommended to fully appreciate this charming home.

Accommodation:

Living Room – 5.02m (max) x 3.99m (max)

Acoustic entrance door to the front, double glazed window to the front with window seat, open fireplace, radiator, flagstone flooring and useful understairs recess.

Kitchen – 3.03m x 1.60m

Fitted with a range of wall and base units incorporating a one bowl stainless steel sink with drainer, integrated Neff electric hob with extractor hood over, integrated electric oven, integrated undercounter fridge and integrated undercounter freezer. Space and plumbing for a washing machine, under cupboard lighting, electric heated towel rail and double glazed window to the front.

Inner Hallway

Airing cupboard housing the hot water tank and double glazed door leading to the rear courtyard.

Agents Note

The rear courtyard provides access to the outbuilding, which houses the LPG boiler. Although currently used by the owner by agreement with the neighbouring property, this courtyard is for access only and is not included for personal use within the sale.

First Floor Landing

Doors leading to both bedrooms and the shower room.

Bedroom One – 4.27m x 2.84m

Partial restricted head height, double glazed window to the front, radiator and exposed wooden beams.

Bedroom Two – 3.21m x 1.62m (plus door recess)

Partial restricted head height, double glazed window to the rear, radiator and loft hatch.

Agents Note

The vendor has advised Towers Wills that the loft is partially boarded and benefits from ladder access and lighting.

Shower Room

Double glazed window to the rear, shower cubicle, WC, wash hand basin, radiator and shaver point.

Additional Information:

There is solid oak flooring throughout the first floor, including both bedrooms and the shower room.

Agents Note

Towers Wills have been advised that the property is subject to a flying

Key Features

- NO ONWARD CHAIN
- Terraced House
- Popular Village Location
- Two Bedrooms
- Well Presented Throughout

Contact Us

**Towers Wills Estate
Agents - Yeovil**

114, Hendford Hill

Yeovil

Somerset

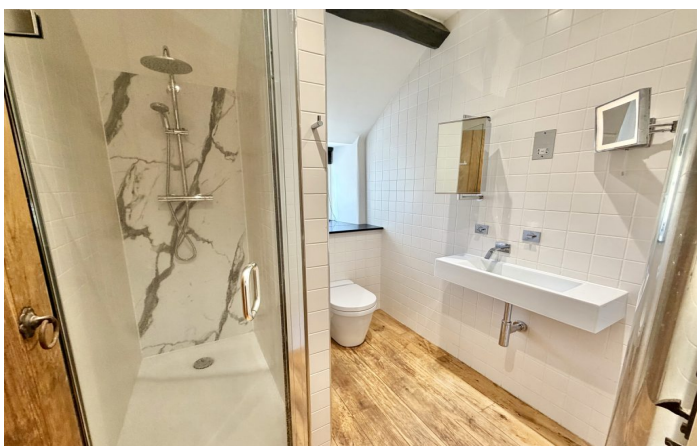
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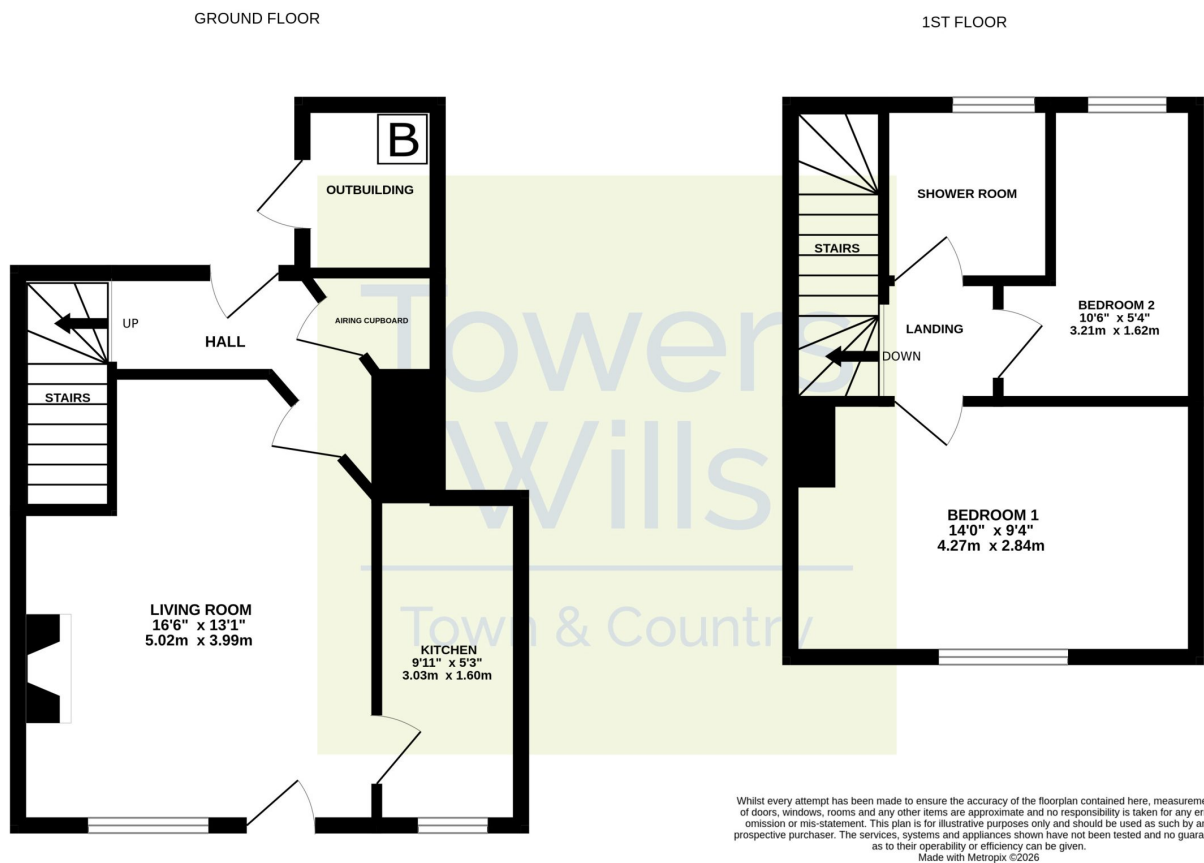
E: info@towerswills.co.uk

freehold, situated above approximately half of the kitchen.

Offered for sale with no onward chain, this charming cottage provides an excellent opportunity to enjoy village living within one of the area's most desirable villages. Please contact Towers Wills for further information or to arrange a viewing.



Floor Plan



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