

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS





49 HIGH STREET, WEST COKER, YEOVIL, SOMERSET, BA22 9AS
Yeovil 3 miles, A303 5 miles, Somerton 12 miles, Castle Cary 20 miles (Paddington 1.5 hours).
Street 20 miles, Glastonbury 22 miles, Taunton 27 miles. (Distances & times approximate).

A spacious, three bedroom end terrace house, set within a popular village just south of Yeovil. Offering three good size bedrooms, sitting room, open plan kitchen/dining room, sun room, and ground floor cloakroom. Outside there are pleasant front and rear gardens with elevated local views.

Location

49 High Street is set at the heart of West Coker, a pretty village just southwest of Yeovil, set mainly in a conservation area and is mostly built of local Hamstone. The village has a range of amenities including a school, doctor's surgery, primary school, pubs, restaurant, village hall, garage and shops. Many residents spend time enjoying the beautiful walks into the surrounding countryside.

The market town of Yeovil being regional centre for south Somerset is within 3 miles with a comprehensive range of shopping, leisure and business amenities, whilst the area is well served by state and renowned private schools. There are extensive sporting and cultural amenities nearby including outstanding golf at Yeovil, Sherborne and Long Sutton, as well as riding and water sports at Sutton Bingham Reservoir.

Accommodation

Approaching from the front, a storm porch with tiled canopy and glazed entrance door leads you through to the inviting entrance hall. From here, doors lead off to both the sitting room, situated at the front, and the generous kitchen/dining room at the rear, whilst a staircase rises to the first floor.

The sitting room is a good size with an attractive bay window overlooking the front garden and has a central open fireplace, and the open plan kitchen/dining room is also of a generous size and has been well appointed with a comprehensive range of cabinetry, complemented by marble effect worktops and timber doors, and has plenty of space for a dining table. From here a glazed door leads to the garden room and in turn out onto the garden, cloakroom and handy storage/laundry.

Upon the first floor there are three well-proportioned bedrooms with the largest having an attractive original cast iron fireplace. Additionally, the family bathroom has been fitted with a modern white suite with timber effect floor and wall tiling.

Outside

To the front of the property there is a lawn which is bordered by hedging and offers a good selection of plants and shrubs, whilst to the rear the garden is a very generous size. Within the rear garden is a patio seating terrace, whilst you step up to a large lawn which boasts a number of trees, mature plants and shrubs, and is largely bounded by panel fencing.

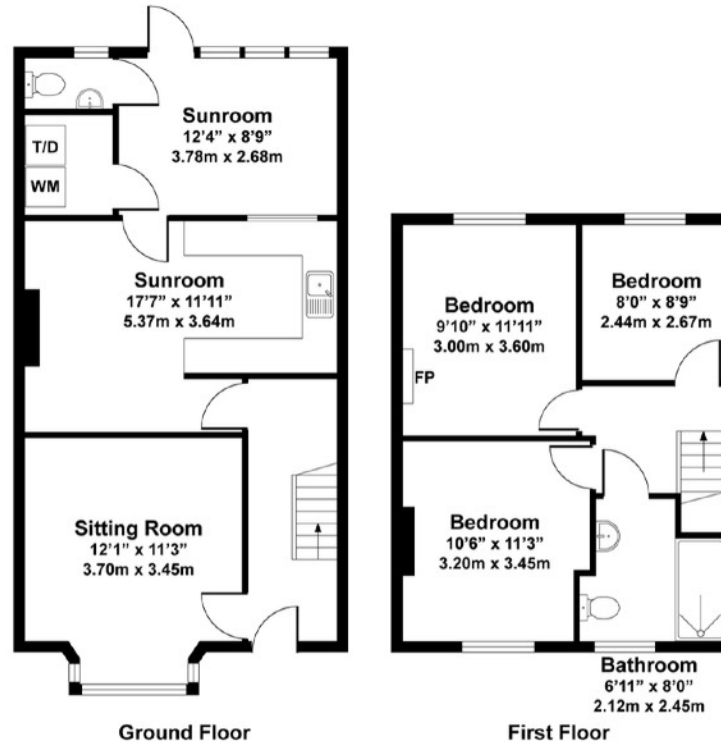
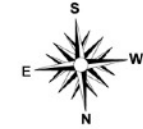
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Other Points

Freehold
Mains water, drainage and electricity all connected. Oil fired central heating.
Council tax band B
EPC rating E



49 High Street, West Coker, Yeovil, Somerset BA22 9AS



Approximate Gross Internal Area

Ground Floor: 614 sqft - 57 sqm
First Floor: 441 sqft - 41 sqm
Total: 1055 sqft - 98 sqm

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VIEWINGS - By appointment only & interested parties are advised to check availability and current situation prior to travelling to see any property.

1 Priory Road, Wells, Somerset - Tel. 01749 670079 - info@roderickthomas.co.uk