



 **3**  
Bedrooms

 **2**  
Bathrooms



A large grade II listed three bedroom end of terrace home in this popular village. The property has undergone extensive refurbishment and now offers a beautiful family home, there is off-road parking and a garage a courtyard garden is immediately adjacent to the rear of the house and then a large, detached garden on the other side of the driveway. The property is available with no onward chain.

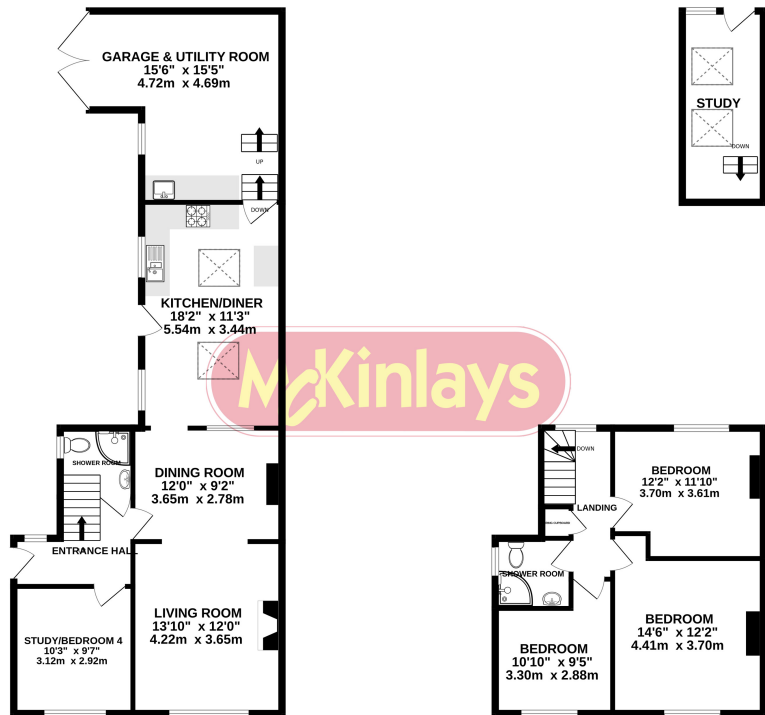
The accommodation briefly comprises entrance hall, living room, dining room, kitchen-diner, study/bedroom 4, shower room and a utility room which is currently open to the garage. On the first floor there is a study above the garage, this is accessed by a fixed ladder. The main house has three double bedrooms and a shower room on the first floor.

Outside there is a walled courtyard garden outside the kitchen door. The main garden is across the drive where two off-road parking spaces will be found and steps down onto a large, enclosed garden which on the whole is lawn with a patio area at the end next to the small stream.

West Coker is a sought-after Somerset village, there are a number of amenities including pubs, a bistro, Lanes Hotel, garage, primary school, butchers, doctors, and a petrol station. The busy town of Yeovil lies approximately 3-4 miles away, with its wide range of amenities. There are excellent road links via the A37 and A303. There are two railway stations in Yeovil providing excellent links to London, Bristol and Birmingham.

GROUND FLOOR  
865 sq.ft. (80.3 sq.m.) approx.

1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 sq.m.) approx.

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.  
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