



10, Brookside



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West Coker, Yeovil, Somerset BA22 9AD

Yeovil 3.5 miles. Crewkerne 5.5 miles. Sherborne 9 miles.

An extended four bedroom semi-detached house over-looking fields and view to the church, with attractive landscaped garden, off road parking and detached garage. EPC Band E.

- Sought after village
- Hallway and cloakroom
- Separate sitting room and conservatory/utility
- Private gardens
- Freehold
- No-through road
- Open plan living/kitchen/dining room
- Four bedrooms and bathroom
- Off road parking and detached garage
- Council Tax Band D

Guide Price £350,000

SITUATION

This delightful family home lies in a no-through road, close to the church and is within an easy walk of the village centre. Here there can be found a public house, boutique hotel with spa and restaurant, garage and general stores, doctors' surgery, butchers, primary school, shop/post office and an active village hall. For a greater selection, Yeovil and Crewkerne are 3.5 and 5.5 miles away respectively, where a good range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

This recently extended four bedroom semi-detached house is built of reconstituted stone and is set beneath a tiled roof. It benefits from uPVC double glazed windows and doors throughout, together with LPG central heating. Approximately 7 years ago the property had a second storey extension and a new detached single garage was built. The property now enjoys a large open plan living/kitchen/dining room, together with a separate sitting room and conservatory/utility, as well as a cloakroom all on the ground floor. On the first floor, four bedrooms, one currently used as a home office, together with a family bathroom. Outside there is off road parking for three vehicles, together with a detached single garage/workshop. To the rear of the property is a well landscaped and private rear garden, which enjoys views to the church.



ACCOMMODATION

Patio doors open into an entrance porch with an attractive, leaded double glazed door leading to the hallway with stairs rising to the first floor with cupboard under and a useful store cupboard. Cloakroom with low level WC and vanity unit with inset wash hand basin, fitted shelves and window to side. Open plan living/kitchen/dining room which is in the heart of the house and comprises one and a quarter bowl ceramic sink with adjoining worktops and a range of floor and wall mounted cupboards and drawers, together with a breakfast bar. Newly installed Whirlpool dishwasher, space for cooker with stainless steel hood over, space and plumbing for washing machine. Concealed Vaillant gas fired boiler, window to front and adjoining living/dining area, with views from two aspects, including a recessed multi-fuel stove on a tiled hearth with over mantle, door to sitting room and glazed french doors to the conservatory/utility with worktops on either side with cupboards beneath, connected with power and light and patio doors to the rear garden. The sitting room enjoys a feature fireplace, built in storage cupboard and views from two aspects.

First floor landing with store cupboard and trap access to the roof void, with light and partly boarded. Bedroom one has delightful views to the front with views over open fields and to the rear over the garden and towards the church. Ceiling fan and trap access to the roof void with light and being fully boarded. Bedroom four/study with views towards the church and ceiling fan. Bedroom two with views to rear, fitted wardrobes and ceiling fan. Bedroom three with views to front overlooking the fields, with fitted wardrobe and ceiling fan. Bathroom comprising bath with shower attachment, large vanity unit with inset wash hand basin over the stairwell, low level WC, shaver socket and heated towel rail.

OUTSIDE

To the front of the property can be found gravelled parking for three cars, together with a raised bed which also houses the LPG tank, along with cold water tap. Detached single garage of reconstituted stone, under a pitched tiled roof, approached through a metal up and over door and is connected with power and light, along with a personal door to rear.

To the side of the property, a gateway leads to the rear with gravelled area, log store, bin storage and further gateway leading to the rear garden with raised beds, greenhouse and gravelled patio area. The main garden is fully fenced giving much privacy and has a sunny aspect with shaped lawns with central pathway leading to a garden shed. From the garden there is a delightful view towards the church.

SERVICES

Mains water, electricity and drainage are connected.
LPG central heating.
Broadband Availability : Standard and Superfast (ofcom)
Mobile Availability : EE and Three (ofcom)
Flood Risk Status : surface water risk - low, rivers and seas risk - medium (environment agency)

VIEWINGS

Strictly by appointment through the vendors selling agents Stage, Yeovil office. Telephone 01935 475000.

DIRECTIONS

From Yeovil head west on the A30 towards Crewkerne. On entering the village of West Coker continue through the traffic lights and after a short distance turn right into Brookside. After a short distance the property will be seen on the right hand side clearly identified by our For Sale board.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01935 475000 or via email lettings@stags.co.uk



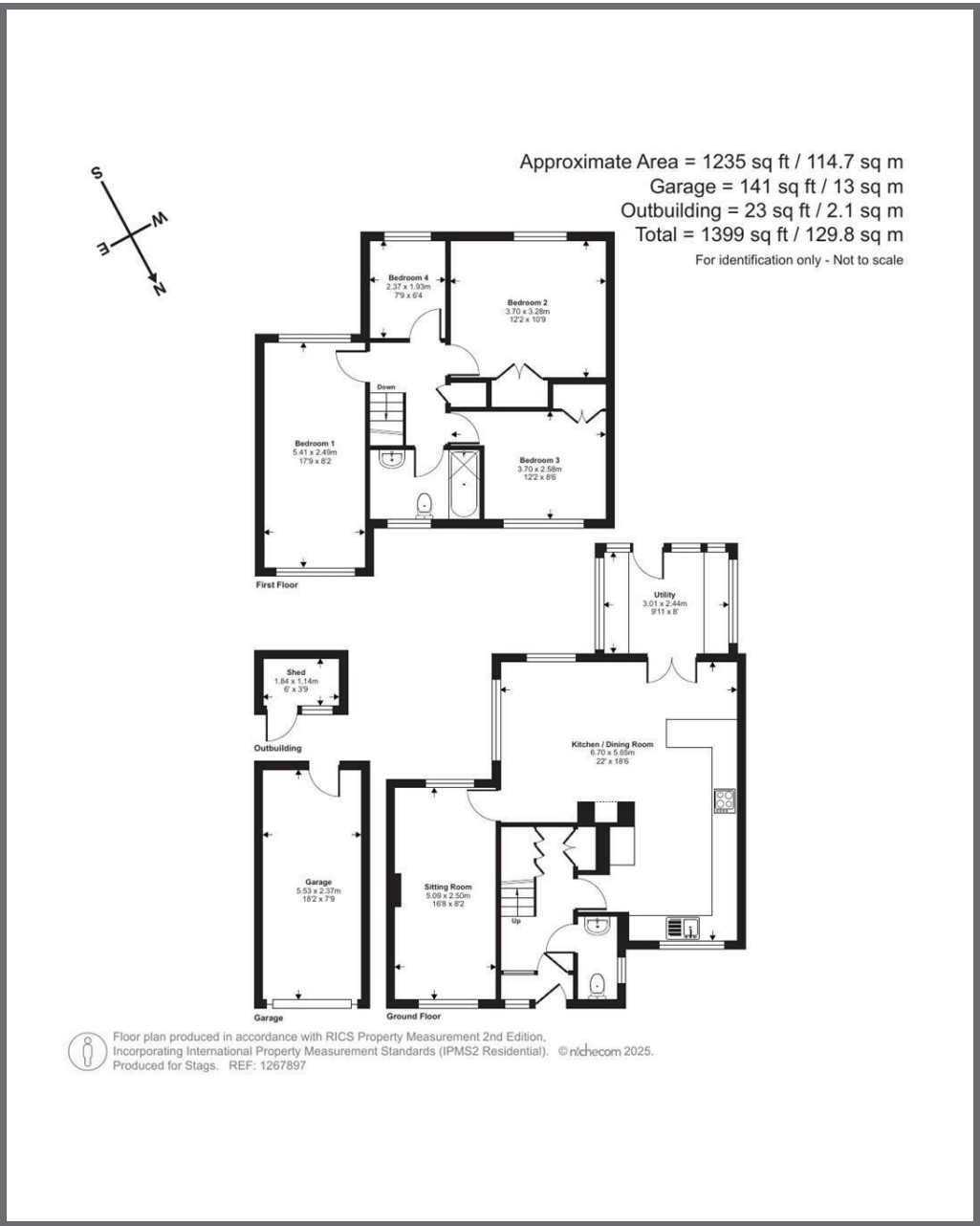
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		68
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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