



18 East Street

West Coker, Somerset BA22 9BE

[humberts.com](https://www.humberts.com)



A cute and quirky traditional stone cottage with two double bedrooms, a south-facing garden and converted outbuilding.

- Large Sitting Room with Dining Space
- Good-Sized Kitchen
- Utility Area with Garden Access
- Two Double Bedrooms
- Smartly Finished Bathroom with Storage
- Porch and Downstairs Toilet
- Garden with Converted Outbuilding (Office)

GUIDE PRICE £240,000

THE AGENT SAYS...

Small but perfectly formed, 18 East Street is a lovely, characterful cottage presented in excellent decorative order but with the opportunity to add your own stamp. The rooms, notably the kitchen and bedrooms, are generously sized for a cottage. There is also the added benefit of an upstairs bathroom and additional WC downstairs. Outside, the brick-built sheds have been converted to create a useful office space/tv room.

THE PROPERTY

A practical porch protects the sitting room from the elements and houses a WC. The charming sitting room has exposed beams, an attractive brick and hamstone fireplace, and a lovely window seat from where to watch the world go by. The space under the staircase is currently used for storage but could also be used as a cosy dining nook. The utility area, with access to the garden, is off to the side. Two steps lead up from the sitting room to the surprisingly large, well-appointed kitchen.





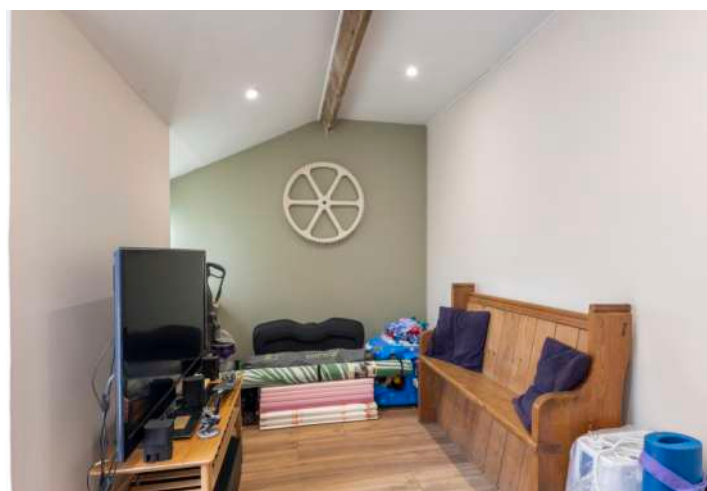
The open staircase rises to the first floor, with useful and attractive floor to ceiling shelving at the top. The bathroom is beautifully finished and a real feature of the property. Both bedrooms are good-sized doubles.

OUTSIDE

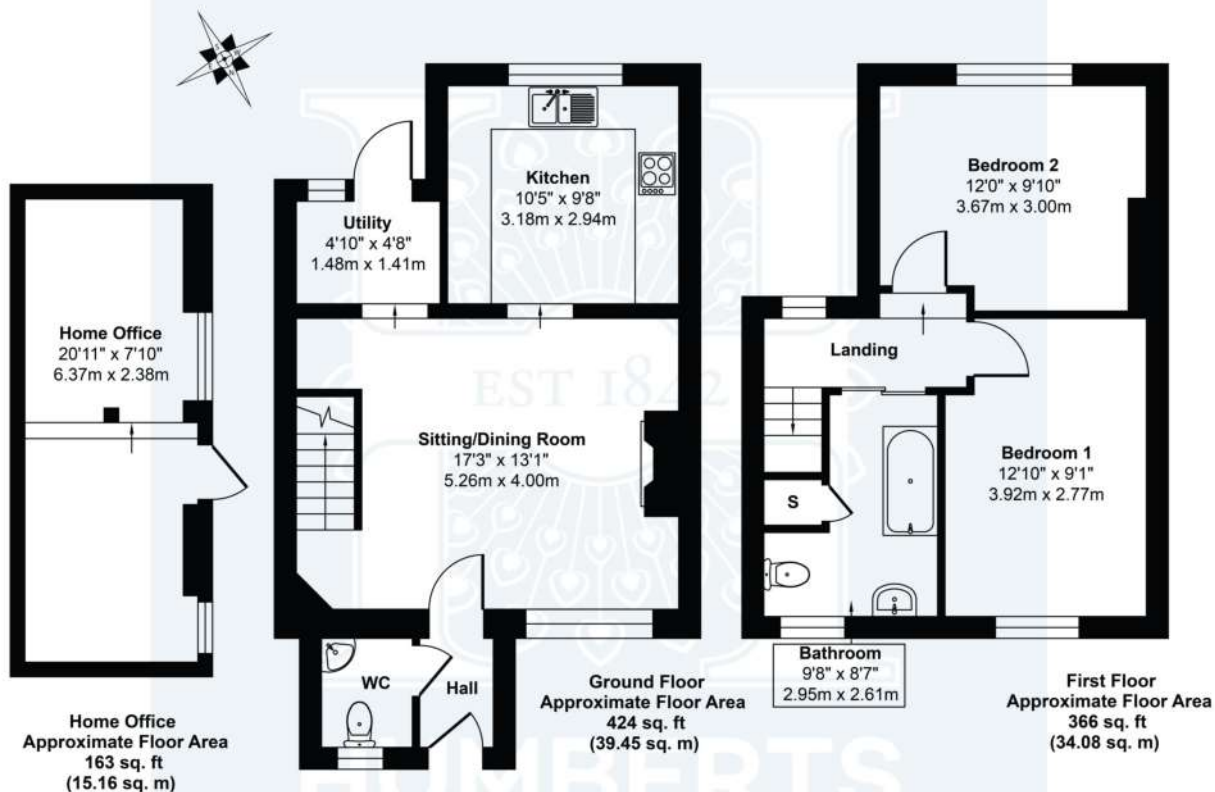
A stone wall separates the front garden and cottage from the street. There is a footpath up the side of the cottage providing access to the back garden. At the rear, the terraced garden is split over three levels with stone retaining walls which also provide privacy. Outside the back door is a paved area with steps up to the side gate and the next level, which is laid to gravel and houses the oil tank. This level has room for a small bistro set. Further steps lead up to a flat lawned area at the back. There is a pathway between the houses and No.18 has a pedestrian right of way over this to the garden. A path along the top of the garden leads to two brick and tile sheds - which have been converted into a home office - and a covered log store (tin roof) with a small area of lawn in front. The neighbouring properties have access over this path.

SURROUNDING AREA

The property is situated in the popular village of West Coker which has: two public houses, garage, doctors surgery, post office, primary school, church, butcher/store, and an exclusive boutique hotel and restaurant. The regional centre of Yeovil is about 2 miles away and other nearby towns include Crewkerne (Waitrose), Sherborne and Taunton. The A303 lies about 5.5 miles away and provides a direct East/West route, linking with the M3 to London. Mainline rail services to London Waterloo are available at Yeovil and Crewkerne. The surrounding countryside offers numerous recreational activities, including water sports and fishing at Sutton Bingham reservoir.



East Street, West Coker, Somerset, BA22



Approximate Gross Internal Floor Area 953 sq. ft / 88.69 sq. m

© Humberts 2024. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code of Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this plan.

DIRECTIONS

From Yeovil, follow the A30 in a westerly direction into the village of West Coker. At the traffic lights in the centre of the village, turn left into East Street, and the property will be found on the right-hand side.

SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

LOCAL AUTHORITY

Somerset Council - Band B

ENERGY PERFORMANCE CERTIFICATE

Current Rating - F

Disclaimer: Humberts for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Humberts 2020 | Humberts Ltd | Registered office; Humberts Yeovil Ltd, 3 Font Lane, West Coker, Somerset, BA22 9BR. Registered in England - Company Number 12460936.

01935 477277
yeovil@humberts.com

