



97 West Coker Road
Yeovil, Somerset

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Yeovil
Somerset
BA20 2JQ



- Deceptively Spacious And Extended
- Far Reaching Country Views to the Rear
 - Very Good Size Gardens
- Excellent Decorative Order Throughout
 - Extensive Parking
 - Elevated Position
 - Desirable Location
 - Short Walk to Shops

Guide Price **£695,000**

Freehold

Yeovil Sales
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THE DWELLING

A wonderful and much extended executive detached home occupying an elevated position on the always desirable West Coker Road.

The property has gas central heating, coved ceilings, upvc double glazing and stands in good-sized grounds with a south-facing rear garden and lovely far-reaching views to the rear.

ACCOMMODATION

A part-glazed door leads to the reception hall with a staircase rising to the first floor and a useful cloak cupboard.

The sitting room is a very good size overlooking the front of the property with a central feature mock fireplace with marble surround and hearth, whilst an archway leads to the large morning room, which is dual aspect with a timber floor, and French doors lead to the rear, and there is an archway through to the dining room.

The kitchen/breakfast room has a comprehensive range of units with granite effect worktops, timber effect doors and stainless steel door furniture. There is a double Belling hob with a stainless steel splashback, whilst there is a good range of wall cupboards, base units with drawers and cupboards under, a peninsula unit/breakfast bar and two two-door larder cupboards.

Off here is a useful utility room with a door to the rear and, in turn, a rear lobby with a door to the rear garden, a boiler room off and a cloakroom with a white suite.

Bedroom 4 is absolutely huge, being dual aspect with a single wardrobe and an ensuite shower room with a white suite. Please note that this room was historically the garage and could easily be put back to its original state or equally offer annexe accommodation or Air B&B potential.

On the first floor is a good-sized landing with a window seat overlooking the front of the property and a hatch to the roof space. There is a wonderful triple aspect master bedroom with a wardrobe and views to the rear, a good-sized, fully tiled shower room with a white suite.

There are two further bedrooms, one again having views to the rear and a double wardrobe, whilst finally on the first floor is a family bathroom, fully tiled with a white suite.





OUTSIDE

To the front of the property is a block brick drive providing extensive parking for 6-8 vehicles, a large covered area, mature trees and a well-stocked raised bed.

To the rear, the garden is absolutely lovely, being south-facing, and comprising a number of different areas offering large lawns, a good-sized decked area, paved pathways, an abundance of mature trees, raised beds, large vegetable gardens, and a shed.

SITUATION

The property is located centrally in the town, literally a "stone's throw" from all amenities, shopping, employment, parks, etc.

Yeovil Country Park boasts 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that make up Ninesprings is believed to have been developed as an ornamental park for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking.

Yeovil, being situated close to the Somerset/Dorset border, provides a comprehensive range of excellent shopping, business and cultural facilities along with a desirable collection of restaurants, public houses and cafés. Yeovil is a very sporty town with a number of golf courses in the area, rugby union played at

club level, and Yeovil Town Football Club, otherwise known as the Glovers.

Ham Hill, to the west of Yeovil, is centred on a huge Iron Age hill fort and is popular for picnicking, walking and mountain biking in the grassy hollows of the old quarry workings.

There are extensive opportunities for equestrian sport, and active sailing clubs are based at Sutton Bingham Reservoir and in the Chew Valley.

Being close to the borders of Dorset and the gateway to the Jurassic coast, you will find yourself within easy access to some of the most beautiful rural and coastal areas in the UK.



Yeovil has some excellent road and rail links across the south and to London, making this a very desirable countryside location. There are two mainline railway stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by four international airports – Bristol, Exeter and Bournemouth all within approximately an hour's drive.

DIRECTIONS

What 3 words: [///trick.cargo.liner](http://trick.cargo.liner)

SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area.

Please refer to Ofcom's website for more details.

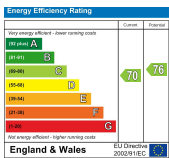
MATERIAL INFORMATION

Council Tax Band: E

Flood Risk: Very Low

West Coker Road, Yeovil,

Approximate Area = 2194 sq ft / 203.8 sq m
 Outbuilding = 74 sq ft / 6.8 sq m
 Total = 2268 sq ft / 210.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1480459



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