



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
01935 423526
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THE DWELLING

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 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, there is 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 dual aspect with a single wardrobe and an en suite 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 Airbnb 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. Yeovil 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.

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 plenty of walks leading to Aldon

Park, with wide-open spaces ideal for dog walking. 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 three international airports – Bristol, Exeter and Bournemouth, all within approximately an hour's drive.

DIRECTIONS

What 3 words: 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
Somerset Council 01935 462462

Photos Taken 22.06.2026

Dear Mark, Jon, Greg and Kirsty,

RE: Possible Apprentice

Cheryl is keen to expand her career into more of a sales environment, which she was successful at both Connells and Jackson Stopps.

Currently, we have two part-time sales negotiators, Vicky Clarke and Sarah Grange, and whilst Sarah is dropping her hours to spend more

time with her family, Vicky has put in a request to extend her hours by the same amount that Sarah is dropping.

However, we do still have situations where Stephen and I can not be out at the same time on a Monday and Thursday and whilst we do try to stick to our in and out days, this is of course very problematic particular when we are on annual leave, as there can not be any appointments from 2:30 pm on those days as we are having to cover the branch.

Our income is now significantly up on last year, and our pipeline is healthier, and it does seem there is more life in the market.

To this end, we have been exploring an apprenticeship position, which would be a hybrid role of administration and sales.

An apprentice is relatively cheap at circa £18,000, and this will allow Cheryl to develop her role within the firm.

We very much appreciate that last year was very challenging concerning profitability, but we do feel this investment would be a good one and having discussed it with Rachel, she concurs with this thought process.

I am away on Honeymoon at the end of this week, please do give the matter some consideration in my absence, as I feel this will benefit the branch in both the short and long term.

Kind Regards

Jeremy

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



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