



Connells

Tellis Cross
East Coker Yeovil



Property Description

Situated in the sought-after village of East Coker, this three-bedroom home is offered to the market with no onward chain, presenting an opportunity for buyers looking to put their own stamp on a property. The accommodation offers a practical layout, including a lounge with wood burner, conservatory, and a kitchen/diner, along with a useful utility area and cloakroom.

Upstairs, there are three bedrooms and a family bathroom, with the property benefiting from double glazing and a range of storage options throughout. Externally, the home offers off-road parking to the front and an enclosed rear garden with a mix of patio, decking, and planting areas.

East Coker is a well-regarded village on the outskirts of Yeovil, offering a blend of countryside surroundings and everyday amenities, including a village shop, public houses, and well-regarded schools, while still providing convenient access to Yeovil town centre and surrounding transport links.

Entrance Hall

Entrance hall accessed via the front door, with a night storage heater and providing access to the principal ground floor accommodation.

Lounge

Lounge featuring a wood burner and night storage heater, with wooden French doors opening into the conservatory.

Kitchen / Diner

Fitted with a range of wall and base units with worktops over, incorporating a breakfast bar. Double glazed window to the front aspect, electric hob and double oven, butler-style sink, and integrated dishwasher. Understairs storage cupboard, space for a fridge freezer, and part tiled walls.

Sun Room

Double glazed conservatory with patio doors opening to the rear garden, and double glazed windows to the rear and side aspects.

Utility Area

Providing space for a washing machine and tumble dryer, with a stainless steel sink and drainer, and a door leading through to the cloakroom.

Office Area

Double glazed window to the rear.

Cloakroom

Fitted with a low-level W/C and wash hand basin, with part tiled walls.

Landing

Landing with a double glazed window to the front aspect, loft access, and a wall-mounted electric plug-in heater.

Bedroom One

Double bedroom with a double glazed window to the rear aspect, built-in wardrobe and an additional storage cupboard.

Bedroom Two

Bedroom with a double glazed window to the rear aspect.

Bedroom Three

Bedroom with a double glazed window to the front aspect.

Bathroom

Fitted with a low-level W/C, wash hand basin, and a bath with shower over. Double glazed window to the front aspect and part tiled walls.

Outside

Front Garden

Front garden laid to a driveway providing off-road parking for two vehicles, with a raised gravel area and gated side access.

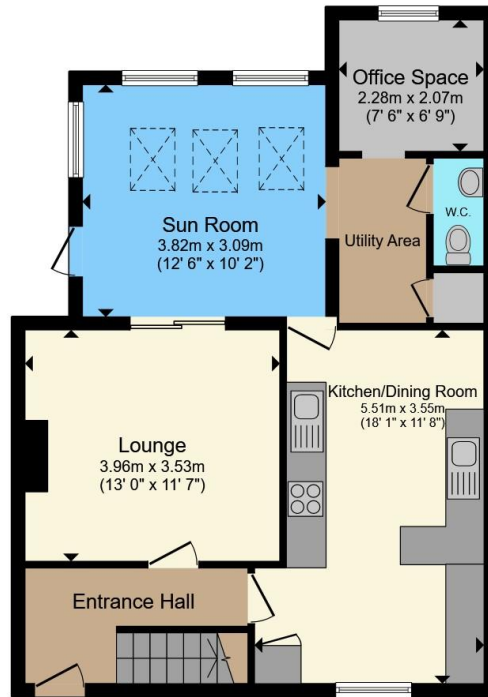
Rear Garden

Enclosed rear garden featuring a patio area and decking, with a range of shrubs and trees. Fenced boundaries, side access, and a garden shed.

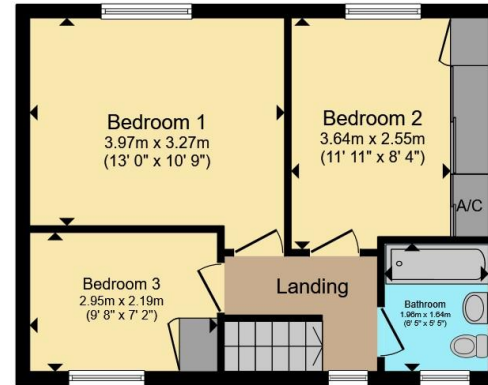








Ground Floor



First Floor

Total floor area 106.6 m² (1,148 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01935 431 129
E yeovil@connells.co.uk

1-3 Princes Street
 YEOVIL BA20 1EW

EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/YOV314316



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: YOV314316 - 0005