



Bridle Way, Barwick, Yeovil, Somerset,  
BA22 9TN

Guide Price £325,000

Freehold

A well proportioned & well presented two bedroom detached bungalow set in this popular village location, within easy reach of Yeovil. The bungalow benefits from oil central heating, UPVC double glazing, versatile garden room, lovely enclosed rear garden enjoying good privacy, garage and off road parking for multiple vehicles. No Onward Chain.

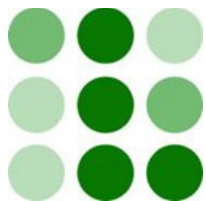
 **LACEYS**  
**YEOVIL LTD**



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93 Bridle Way, Barwick, Yeovil, Somerset,  
BA22 9TN



- A Well Proportioned Two Bedroom Detached Bungalow
- Popular Village Location
- Well Presented Throughout
- Lovely Enclosed Rear Garden
- Versatile Garden Room
- Garage
- Off Road Parking For Multiple Vehicles
- Oil Central Heating
- UPVC Double Glazing
- No Onward Chain



An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425 115**.

### Accommodation Comprises

Frosted UPVC double glazed front door to the Entrance Hall.

### Entrance Hall

Radiator. Phone point. Dado rail. Coved ceiling. Built in storage cupboard. Built in airing cupboard. Doors lounge, dining room, both bedrooms & shower room.

### Lounge 4.65 m x 4.29 m (15'3" x 14'1")

Built in fireplace. TV point. Radiator. Coved ceiling. UPVC double glazed window, front aspect.

### Dining Room 3.77 m x 3.36 m (12'4" x 11'0")

Radiator. Built in worktop with cupboards below. Wall mounted cupboards. Floor standing Worcester combi boiler. Coved ceiling. Breakfast bar. Throughway to the Kitchen.

### Kitchen 3.35 m x 2.06 m (11'0" x 6'9")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for a cooker, extractor hood above. Recess for washing machine, plumbing in place. Recess for under counter fridge. Vinyl flooring. Tiled walls. UPVC double glazed window, rear aspect. Glazed stable door to the Garden Room.

### Garden Room 6.63 m x 2.11 m (21'9" x 6'11")

Laminate flooring. Radiator. Built in cupboards. UPVC double glazed window, rear aspect. UPVC double glazed door to outside. UPVC double glazed, double opening doors to the rear garden.

### Bedroom One 3.86 m x 3.78 m (12'8" x 12'5")

Built in double fronted wardrobe. Radiator. Coved ceiling. UPVC double glazed window, front aspect.

### Bedroom Two 3.84 m x 3.02 m (12'7" x 9'11")

Built in double fronted wardrobe. Radiator. UPVC double glazed window, rear aspect.

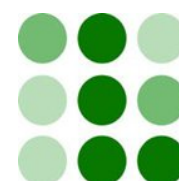
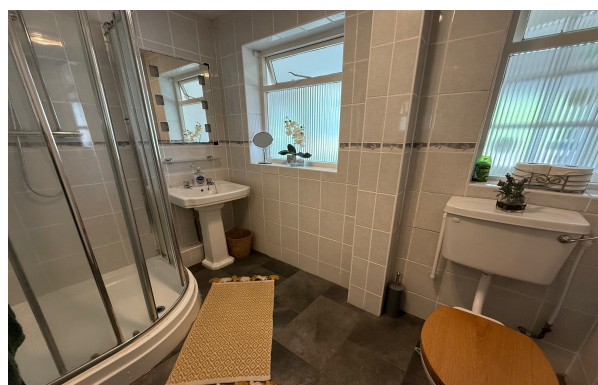
### Shower Room 2.57 m x 1.63 m (8'5" x 5'4")

Comprising corner shower cubicle with wall mounted shower in situ, over sized head & tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Vinyl flooring. Two frosted internal windows.

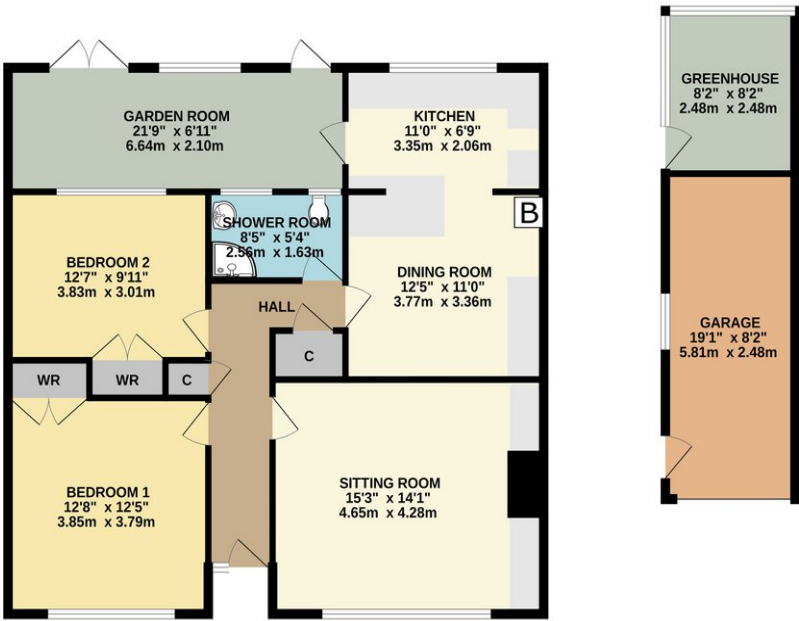
### Outside

To the rear there is a nice-sized enclosed garden that enjoys good privacy. The garden comprises a paved patio area extending the width of the bungalow, step down to lawn area, well stocked with mature plants/shrubs, gravelled section, garden shed, **UPVC Greenhouse 2.48m (8'2") x 2.48m (8'2")**, outside tap. outside light. The garden is bounded by fencing & shrubs, gate provides side access from the drive. To the other side of the bungalow is where the oil tank is situated. UPVC double glazed door provides side access to the garage.

To the front there is a further lawn area with a mixture of a tree, mature plants & shrubs in situ. Concrete & paved drives provide off road parking for multiple vehicles & access to the **Garage 5.81m (19'1") x 2.48m (8'2")** - up & over door, power & lighting in situ. The front garden is bounded by fencing & shrubs, double opening Iron gates provide access to the drive.

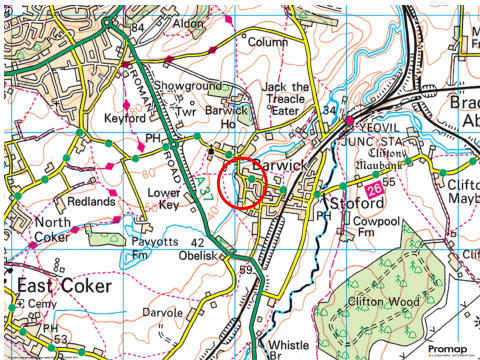
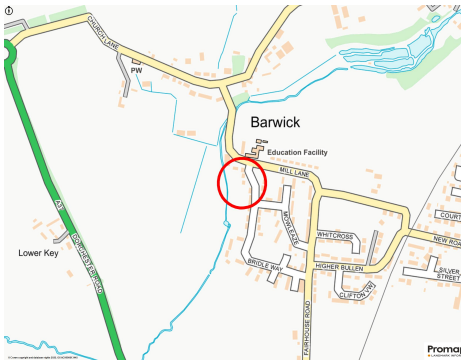
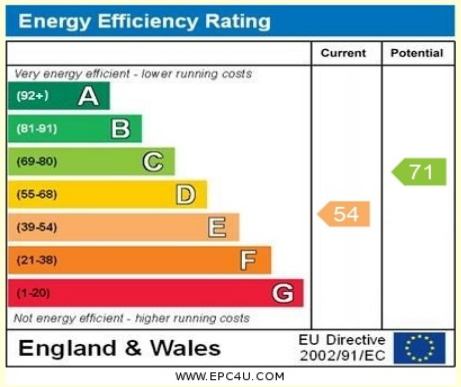


GROUND FLOOR  
1288 sq.ft. (119.6 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Please Note**  
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd 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 Lacey's 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 Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

**Photographs/Floor Plans**  
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## Material Information

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

### Material Information applicable in all circumstances

- *Council Tax Band* - D
- *Asking Price* - Guide Price £325,000
- *Tenure* - Freehold
- *Stamp Duty Land Tax (SDLT)* - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances - please visit HMRC's SDLT Calculator. <https://www.tax.service.gove.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's will change legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lender's transaction fees (non-exhaustive list) - please seek confirmation from your Conveyancer prior to a commitment to purchase.

### Material Information to assist making informed decisions

- *Property Type* - 2 Bedroom Detached Bungalow
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains, on a Meter.
- *Sewerage* - Mains
- *Heating* - Oil Central Heating, Worcester combi boiler located in the Dining Room that also heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Garage & Driveway.

### Material Information that may or may not apply

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However, we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor.
- *Rights and Easements* - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - Current Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating ) - E



## **Other Disclosures**

No other Material disclosures have been made by the Vendor.

This property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 12/07/2025. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.