



**Connells**

Briar Patch Moor Lane  
Hardington Moor YEOVIL



## Property Description

This rare three bedroom chalet bungalow offers spacious and versatile accommodation, ideal for families or those seeking flexible living space in a sought-after village setting.

The ground floor features two well proportioned reception rooms, perfect for both relaxing and entertaining, along with a fitted kitchen, family bathroom and 3rd bedroom. The layout provides flexibility, whether you require a formal dining room, home office, or additional sitting room.

Upstairs the property offers two further double bedrooms alongside a convenient shower room, creating practical living arrangements for family members or guests.

Externally, the home benefits from a double garage, providing ample parking and storage, and a private garden to the rear that you can access from both sides of the property.

Located in a charming village location the property combines peaceful surroundings with a lovely village pub located at the top of the road.

Call today to view.

## Entrance

## Utility Room

Accessed via the front door, the utility room offers a practical space with plumbing for a washing machine, a sink and drainer, and a wall-mounted boiler. There is a useful storage cupboard, base-level units with worktops over, and a double-glazed window to the side providing natural light.

## Kitchen

Fitted with a range of wall and base units complemented by worktops and tiled splashbacks, the kitchen includes an integrated oven, electric hob, and cooker hood. There is space for a fridge freezer, tiled flooring throughout, and a double-glazed window to the front. An archway opens into the dining room, creating a sociable flow between the spaces.

## Dining Room

Positioned off the kitchen, the dining room features wood-effect flooring, a radiator, and double-glazed patio doors leading out to the garden, allowing plenty of natural light and easy access to outdoor dining areas.

## Bathroom (lower Level)

The bathroom is fitted with a bath with mixer taps and shower over, a vanity unit with wash hand basin, and a WC. Additional features include a heated towel rail, extractor fan, and a double-glazed window to the front.

## Ground Floor Hallway

The hallway includes a useful storage cupboard and provides access to the lounge.

## Lounge

A bright and welcoming room featuring a bay double-glazed window to the front, an electric fireplace with a stone-effect surround, TV point, and radiator. Double-glazed patio doors open onto the garden's patio area, enhancing the indoor-outdoor connection.

## Study / Third Bedroom

This versatile space can serve as an additional reception room or a third bedroom. It benefits from a double-glazed door to the rear garden, a side window, and a tall radiator.

## Hallway (Stairwell Area)

Includes stairs leading to the first floor and a double-glazed window to the rear.

## Landing

The landing area features an airing cupboard, radiator, and a double-glazed window to the front.

## Bedroom One

A bright triple-aspect room with windows to the front, side, and rear, offering plenty of natural light. The room includes built-in wardrobes, a radiator, and areas of restricted head height, adding charm and character.

## Bedroom Two

A comfortable double room with double-glazed windows to the front and rear, a radiator, and restricted head height.

## Shower Room

Fitted with a shower cubicle, WC, and an all-in-one vanity unit with wash hand basin. The room also features a heated towel rail and a double-glazed window to the rear.

## Outside

### Front

The property benefits from a driveway providing off-road parking and access to the garage, which features up-and-over doors, lighting, power, two double-glazed side windows, and boarded storage space above.

### Rear

The rear garden includes a patio area, a lawn, and is enclosed by fencing and hedging for privacy.

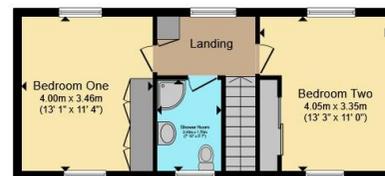




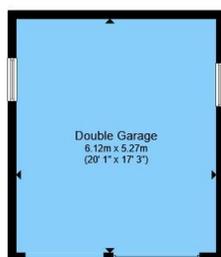




**Ground Floor**



**First Floor**



**Garage**

Total floor area 156.3 m<sup>2</sup> (1,683 sq.ft.) approx

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To view this property please contact Connells on

**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
 YOEVIL BA20 1EW

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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