



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

Guide Price £210,000

A well presented & well proportioned three bedroom terraced home set in this popular village location. The home benefits from oil central heating, UPVC double glazing, cloakroom, utility room, shower room, enclosed front garden and off road parking to the rear. No Onward Chain.

 **LACEYS
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47 Bridle Way, Barwick, Yeovil, Somerset,
BA22 9TN



- A Well Presented Three Bedroom Terraced Home
- Well Proportioned Accommodation
- UPVC Double Glazing
- Oil Central Heating
- Cloakroom
- Utility Room
- Enclosed Front Garden
- Off Road Parking
- 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

UPVC double glazed front door to the Entrance Lobby.

Entrance Lobby

UPVC double glazed window, front aspect. Multi panel glazed door to the Lounge.

Lounge 5.61 m x 5.03 m (18'5" x 16'6")

Built in stone fireplace, would mantle above. TV point. Phone point. Radiator. Dimmer switch. Coved ceiling. UPVC double glazed window, front aspect. Door to the Inner Hallway.

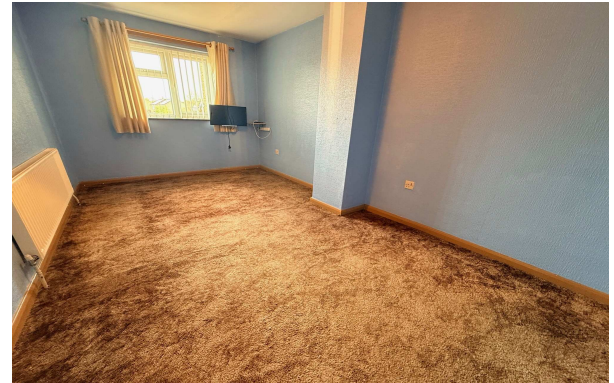


Inner Hallway

Radiator. Built in understairs cupboard. Stairs up to the Landing. Doors to the Kitchen, Utility Room & Cloakroom.

Kitchen 2.62 m x 2.51 m (8'7" x 8'3")

Smart well fitted Kitchen comprising inset single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Built in oven & hob with an extractor hood above. Recess for washing machine, plumbing in place. Wall mounted cupboards. Radiator. Trail of spotlights. Vinyl flooring. Coved ceiling. UPVC double glazed window, rear aspect.



Utility Room 2.62 m x 1.96 m (8'7" x 6'5")

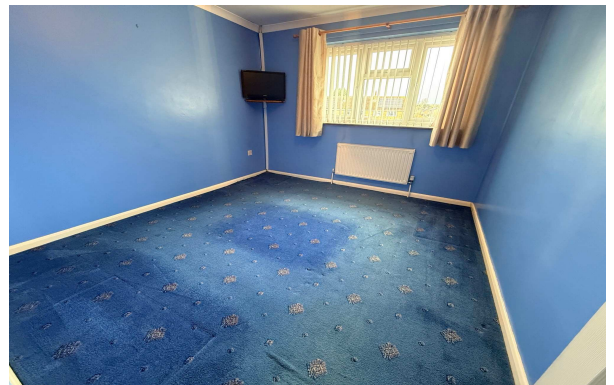
Floorstanding boiler. Wall mounted cupboards. Space for fridge/freezer. Frosted UPVC double glazed door to outside.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Coved ceiling. Frosted UPVC double glazed window, rear aspect.

Landing

Hatch to loft space. Built in airing cupboard which also houses the hot water tank. Built in storage cupboard. Doors to all three Bedrooms & the Shower Room.



Bedroom One 5.00 m x 2.54 m (16'5" x 8'4")

Radiator. UPVC double glazed window, front aspect.

Bedroom Two 3.20 m x 2.95 m (10'6" x 9'8")

Radiator. UPVC double glazed window, front aspect.

Bedroom Three 2.62 m x 2.54 m (8'7" x 8'4")

Radiator. Built in storage cupboard. UPVC double glazed window, rear aspect.

Shower Room 1.96 m x 1.68 m (6'5" x 5'6")

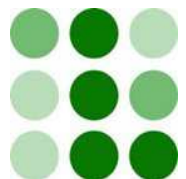
Comprising double width shower cubicle, wall mounted Mira Sport electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.



Outside

To the rear of the property there is hardstanding parking for 1-2 vehicles, outside tap, outside light, enclosed oil tank. The area is bounded by fencing.

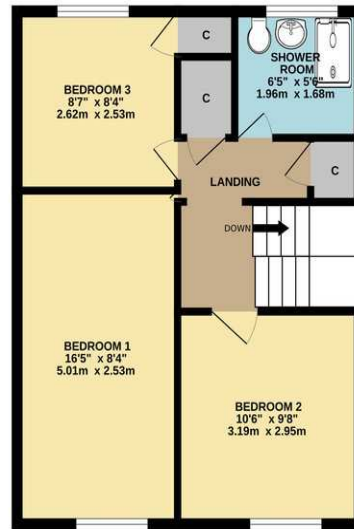
To the front there is a gravelled garden area, bounded by fencing, timber gate provides access with a pathway leading to the front door. Paved patio area.



GROUND FLOOR



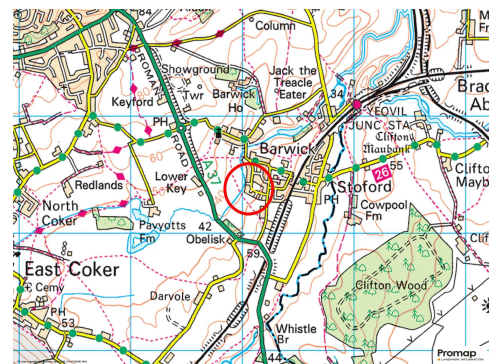
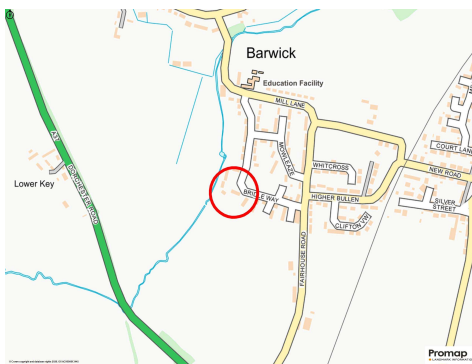
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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* - B
- *Asking Price* - Guide Price £210,000
- *Tenure* -
- *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.gov.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's will charge 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* - 3 Bedroom Terraced House
- *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
- *Sewerage* - Mains
- *Heating* - Oil Central Heating, oil tank located in the rear garden, hot water tank located in the airing cupboard on the Landing.
- *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* - 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. Restricted Covenants include;- Not to use the Premises other than as a private dwellinghouse. No trade or business. Not to station or permit the stationing on the Premises of any caravan, tent or other mobile dwelling intended for human habitation. *More covenants in place refer to 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) - D

Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 28/01/2025. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.