

Brierley Forge Lane, East Chinnock, BA22 9EG

Guide Price £440,000

Freehold

A most interesting and spacious detached bungalow with detached triple garage situated in a tucked away position within the popular village of East Chinnock. Entering the property at the front you have the hallway leading to two double bedrooms and the family bathroom with a centralized living room opening to a master bedroom with en-suite, conservatory and quality fitted kitchen/dining room beyond which there is a utility room. There are attractive front and rear gardens and a triple garage with workshops and hobby space above.

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The Property Ombudsman

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Brierley, Forge Lane, East Chinnock, Yeovil,
Somerset, BA22 9EG







- Large Detached Bungalow
- Popular Village Location
- Substantial Triple Garage with workshops/hobby space.
- Generous Living Room
- Spacious Kitchen/Dining Room
- Three Double Bedrooms (master en-suite)
- Conservatory
- Utility Room
- Attractive Front & Rear Gardens

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 425115.**

The **ACCOMMODATION** comprises:

Entrance Hallway
Upon entering the property you are greeted with an L-shaped entrance hallway which has doors opening to the sitting room, bedrooms two and three and the family bathroom. A further door opens to the airing cupboard housing the hot water cylinder. There is a decorative light fitting and access is available to the loft.

Sitting Room 6.22 m x 5.05 m (20'5" x 16'7")
A well proportioned room with a feature fireplace with gas fire. A double glazed window faces the side, double doors open to the conservatory, a door opens to the master bedroom and bi-folding doors open to the kitchen. There is a recessed spot lighting and a night storage heater.



Kitchen/Dining Room 9.12 m x 3.10 m (29'11" x 10'2")
The modern well equipped kitchen is fitted with a great selection of wall, base and drawer units with an island unit offering further additional storage all of which sits beneath Blue Lias work surfaces. There is a built in dishwasher, gas hob with extractor hood above, steamer, microwave, combination oven, standard oven, warming drawer and double oven. There are two undermount sinks with mixer taps, two night storage heaters, recessed spot lighting and bi-folding doors which open to the garden with an additional single door alongside.



Utility Room 3.06 m x 3.05 m (10'0" x 10'0")
The utility provides great additional storage with a selection of wall and drawer units with work surfaces above. There is space for a washing machine and an American style fridge/freezer. There is a stainless steel inset sink with mixer tap, recessed spot lighting, open shelving and a night storage heater. A door opens to the conservatory.

Conservatory 4.99 m x 2.89 m (16'4" x 9'6")
Double glazed windows overlook the front and side of the property with double doors opening to the front garden. There is a fully glazed roof, spot lighting and a heated towel rail.

Bedroom One 6.14 m x 4.40 m (20'2" x 14'5")
A large double bedroom with a double glazed window overlooking the front of the property, recessed spot lighting and a night storage heater. Doors open to the sitting room, en-suite and conservatory.



En-Suite
Fitted with a corner bath with mixer tap, separate shower enclosure with thermostatically controlled shower, concealed cistern WC, wash basin with vanity unit beneath and storage alongside. There is an obscured front facing double glazed window, a heated towel rail, a wall mounted heater, recessed spot lighting and an extractor fan.

Bedroom Two 4.56 m x 2.95 m (15'0" x 9'8")
A good size double room with extensive fitted wardrobes. There is a front facing double glazed window, wall lamps and a night storage heater.

Bedroom Three 3.50 m x 3.15 m (11'6" x 10'4")
The third bedroom is also a double room with a rear facing double glazed window, a ceiling light point and a night storage heater.

Family Bathroom
Fitted with a bath with centralised mixer tap, shower above and screen to side, a wall hung wash basin with storage beneath and a concealed cistern WC. There is a rear facing obscured double glazed window, recessed spot lighting, heated towel rail and a warm air heater.

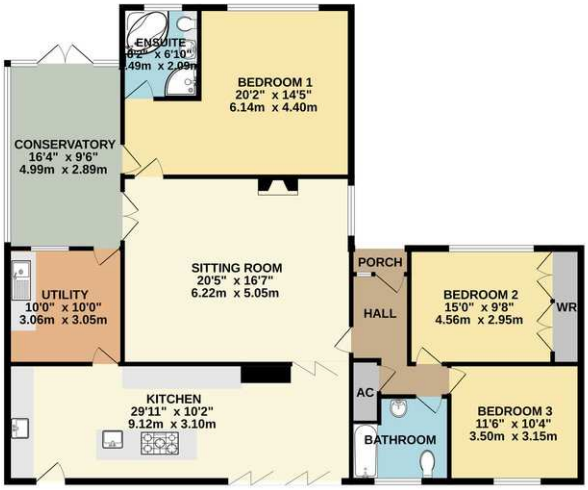


Outside
Situated off a bridle way to the front of the property the front garden is mainly laid to lawn and shingle with a gate leading a further garden area which currently plays host to a hot tub with a raised decked area. The rear garden offers plenty of space for relaxing and entertaining being mainly laid to patio with an area of lawn and a good size area dedicated to growing vegetables. There are two green houses and a summer house with gated access to the parking and doors opening to the garages.

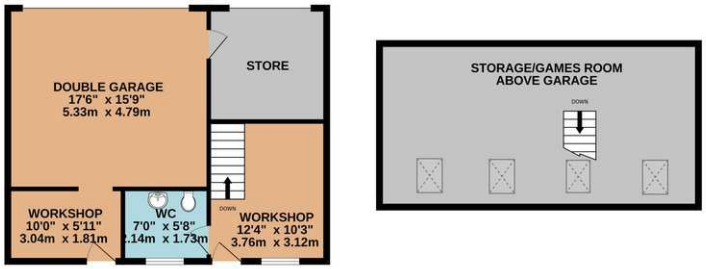
Triple Garage
There is a double garage with workshop behind with a further single width garage (not full length) with workshop and cloakroom behind, above which there is a games room/hobby space. Both the double garage and single garage have electric doors, power and light and there is ample power points through out this building.

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GROUND FLOOR
1576 sq.ft. (146.4 sq.m.) approx.



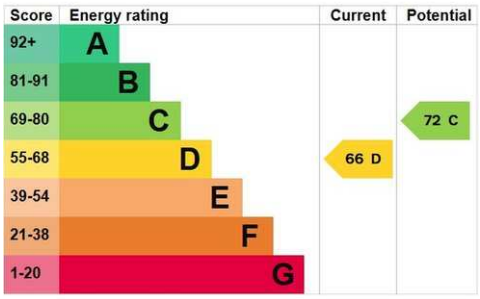
TRIPLE GARAGE
1004 sq.ft. (93.3 sq.m.) approx.



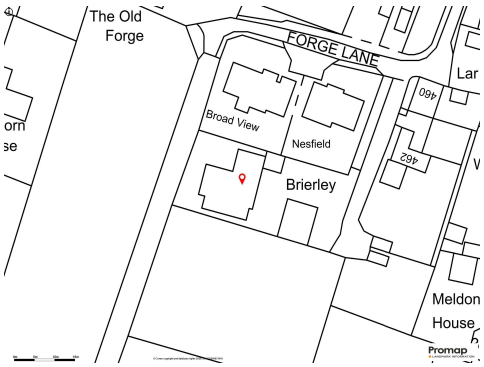
TOTAL FLOOR AREA : 2580 sq.ft. (239.7 sq.m.) approx.

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.
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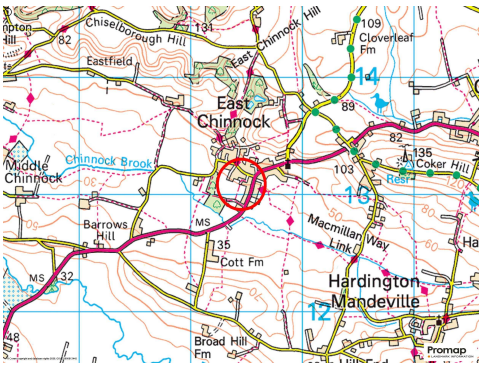












Please Note
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Material Information
In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances
· Council Tax Band - Freehold
· Asking Price - Guide Price £440,000
· 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.gov.uk/calculate-stamp-duty-land-tax
Other Fees/Disbursements payable - Conveyancers 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 lenders' 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 - 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
· Solar Panels are owned and fitted
· Water Supply - Mains-metered
· Sewerage -Mains
· Heating -Electric Night Storage Heater With Gas Fire In Living Room
· Broadband - Please refer to Ofcom website. https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker.
· Mobile Signal/Coverage - Please refer to Ofcom website. https://checker.ofcom.org.uk/en-gb/mobile-coverage.
· Parking - Driveway Parking & Double Garage

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.
We'd recommend you review the Title/deeds of the property with your solicitor.
Restricted Covenants include; Not to keep upon the property or any part thereof any animals except such as are usually kept as domestic pets. Not to place on the property or any part thereof any caravan or house on wheels or other portable structure adapted for use as a sleeping apartment. Not to use the property for trade or business but to use the premises only as a private residence.

· More covenants in place refer to your solicitor.

Material Information that may or may not apply continued
· 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.
· Current Flood Risk - According to the Environment Agency's website the property is considered to be at VERY LOW RISK of River, Sea & Surface Water Flooding. For detailed checks please visit the 'Long Term Flood Risk' on the government website.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

Right of Access
We understand from our seller that the approach to the driveway (marked with the metal gate) is owned by Brierley over which other neighbours have access. We understand these neighbours to be 461 & 462 and also access for the owner of the land immediately adjacent to Brierley. We understand that 461 & 462 have a right of access in exchange for proportionate maintenance costs, albeit our seller has not requested this since taking ownership. We recommend that you confirm all of the above with your legal advisor.

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 08/04/2026. 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.