



Connells

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FOR SALE

91A

Connells

Bridle Way  
Barwick Yeovil



## Property Description

This well-presented two-bedroom property offers comfortable and practical accommodation arranged over a single level. Internally, the home features an entrance hall with storage and loft access, a fitted kitchen with adjoining utility room, and a spacious rear-aspect lounge/diner with French doors opening onto the garden. There are two front-facing bedrooms and a wet room, making the layout both functional and easy to maintain.

Outside, the property benefits from defined front and rear gardens. The front garden is laid mainly to gravel with established planting and a pathway leading to the front door, while the enclosed rear garden offers a patio area, planted borders, side access, an outside tap, and a useful garden shed. These outdoor spaces provide a pleasant setting for low-maintenance enjoyment.

Situated within the BA22 area of Yeovil, the property is conveniently located for local amenities, everyday shopping, and transport links. Yeovil town centre is within easy reach, offering a range of shops, leisure facilities, and services, while surrounding road connections provide access to nearby villages and the wider Somerset and Dorset areas.

## Entrance Porch

Sheltered entrance with a double-glazed front door, providing a practical buffer between the exterior and the main accommodation.

## Entrance Hall

Welcoming entrance hall with a built-in storage cupboard housing the airing cupboard, loft access to a fully boarded loft with light and power connected, and an electric heater for additional warmth.

## Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating an electric oven and hob with cooker hood, sink and drainer. Double-glazed window to the rear aspect. Integrated fridge, along with designated spaces for a slimline dishwasher, microwave, and freezer. Radiator and a door leading through to the utility room.

## Utility

Useful utility space with a double-glazed window to the side aspect and a door providing access to the garden. Fitted shelving, with space and plumbing for a washing machine and additional space for a fridge freezer.

## Lounge/Diner

Rear-aspect lounge/dining room with double-glazed French doors opening out to the garden. Featuring an electric heater and a TV point, providing a comfortable and versatile living space.

## Bedroom One

Front-aspect bedroom featuring a double-glazed window and an electric radiator for comfort.

## Bedroom Two

Front-aspect bedroom with a double-glazed window and an electric radiator.

## Wet Room

Comprising a shower area, WC and wash hand basin. Double-glazed window to the side for natural ventilation, extractor fan, and an electric heater.

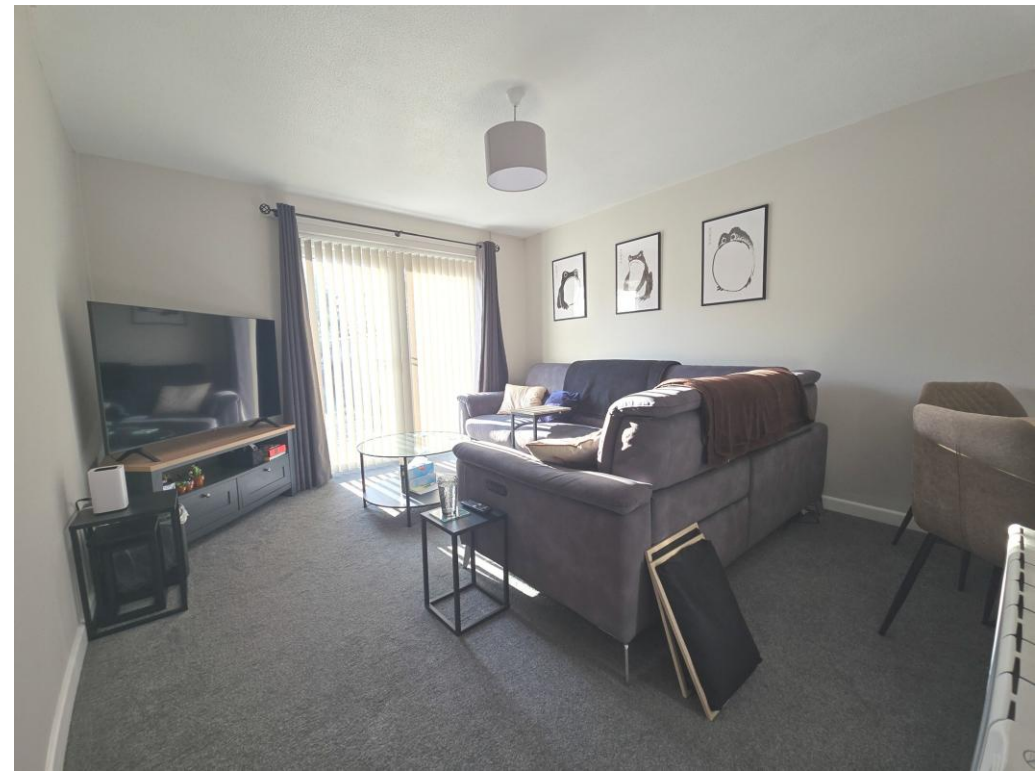
## Outside

### Front Garden

Gravelled front garden with established trees and planting, with a pathway leading to the front door.

### Rear Garden

Fully enclosed rear garden with patio area, planted borders with shrubs, and an outside tap. Benefiting from side access and a garden shed for additional storage.









Total floor area 62.9 m<sup>2</sup> (677 sq.ft.) approx

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1-3 Princes Street  
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EPC Rating: E Council Tax  
 Band: B

Tenure: Freehold

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