

Towers Wills

Town & Country

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The Old Forge, Forge Lane, Weston Street, East Chinnock, Somerset BA22 9EG

£280,000

A fantastic opportunity to own this light and airy two bed home, located in a popular village between the towns of Yeovil & Crewkerne. Located along a quiet unadopted bridleway, the property sits alongside open fields and was converted from a Forge in 2006. The property benefits from gated access to a private parking area that leads to a peaceful patio area from which to enjoy the setting. Inside the property briefly comprises of downstairs; wet room, bedroom one, kitchen and lounge/diner. Leading from the lounge/diner via an open stairway, upstairs is a useable loft-room that has been used as a second bedroom and benefits from an ensuite bathroom.

Entrance Hall

Double glazed door to the front and radiator.

Wet Room/W.C

1.70m x 1.33m – maximum measurements
Includes shower cubicle, wash hand basin, w.c, heated towel rail and extractor fan.

Bedroom One

5.25m x 3.05m – maximum measurements
Double glazed window to the front, door leading to boiler cupboard and radiator.

Agents Note

The boiler cupboard is also accessed by door from front driveway area and includes combination oil boiler and utility meters.

Kitchen

2.47m x 3.93m – maximum measurements
Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one bowl sink drainer, radiator, single glazed window to the rear, space for washing machine, space for electric cooker and hob and space for fridge freezer.

Lounge/Diner

5.36m x 3.86m – maximum measurements
With two radiators, double glazed windows to the rear and side, under stairs cupboard and stairs leading to the first floor.

First Floor Landing

Loft Room/Bedroom Two

3.88m x 5.13m – maximum measurements
(restricted head height)
Double glazed windows to the front, side and rear, radiator, built-in cupboard and fitted wardrobe storage.

En-suite Bathroom

2.32m x 1.37m – maximum measurements
(restricted head height)
Comprising bath with mixer tap shower, wash had basin, w.c, radiator and extractor fan.

Garden

There is gated access to a low maintenance front garden with patio seating area, planted beds, oil tank and gravelled parking area.

Key Features

- Popular Village Location
- Two Bedrooms
- En-suite
- Private Parking
- Patio Seating Area

Contact Us

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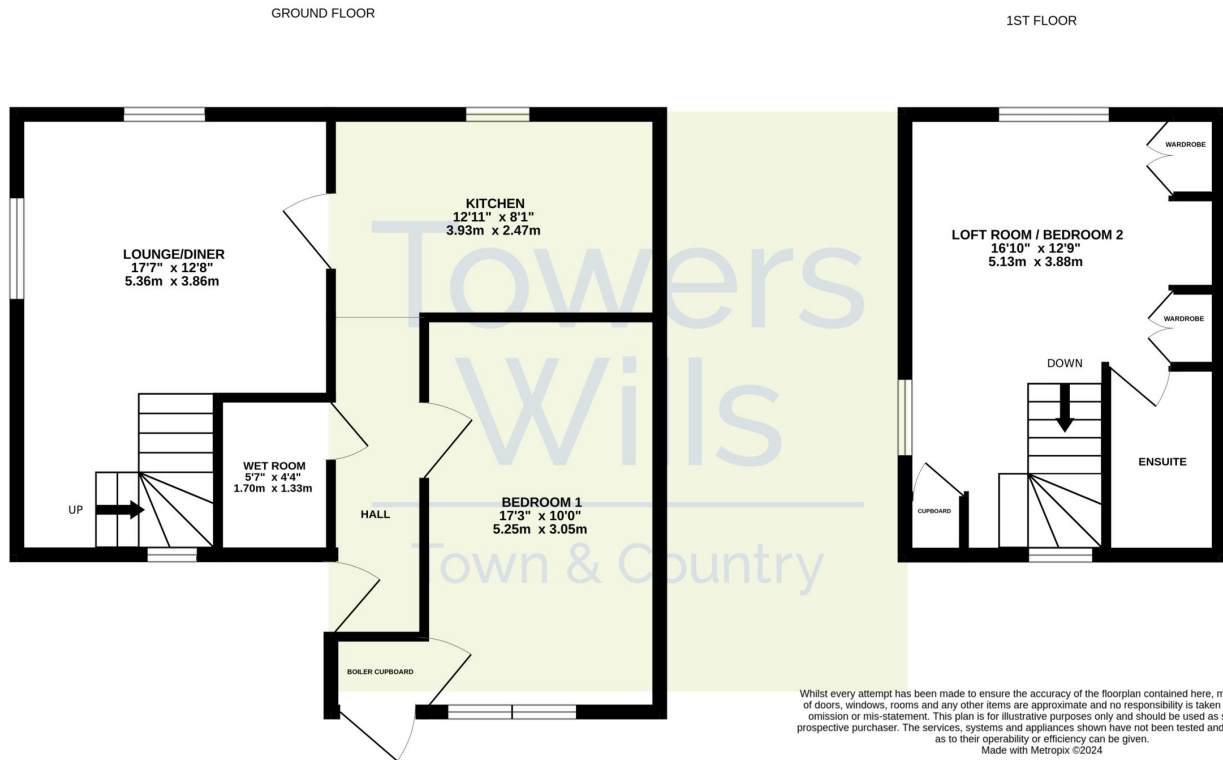
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan



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