



GIBBINS RICHARDS 

88 Darby Way, Bishops Lydeard, Taunton TA4 3BQ

£250,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroomed mid terraced home located within the village of Bishops Lydeard. The property offers spacious accommodation which consists of: entrance hall, sitting room, kitchen/diner, utility and cloakroom. To the first floor are three bedrooms and a family bathroom. Externally the property benefits from a small front garden and large rear garden which is mostly laid to lawn.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

This three bedroomed terrace property is located in Darby Way, an established residential area on the edge of Bishops Lydeard. Bishops Lydeard is a thriving village with good amenities, including a general store, post office, church, public house, primary school, medical centre and garage. Taunton town centre is approximately 7 miles distant and boasts a wide and comprehensive range of facilities, to include access to the M5 motorway at junction 25 and the mainline intercity railway station. The accommodation is warmed by gas central heating with the added advantage of a log burner in the sitting room.

TERRACED HOME
THREE BEDROOMS
UTILITY & CLOAKROOM
KITCHEN/DINER
LARGE PRIVATE REAR GARDEN
LOG BURNER
SIDE ACCESS
VILLAGE LOCATION
GAS CENTRAL HEATING





GIBBINS RICHARDS

Hall	
Kitchen/Diner	16' 11" x 14' 10" (5.15m x 4.52m) max.
Sitting Room	17' 0" x 11' 0" (5.18m x 3.35m) max. Log burning stove.
Utility Room	13' 10" x 5' 0" (4.21m x 1.52m) max. Door to alley.
Cloakroom	4' 0" x 4' 0" (1.22m x 1.22m)
First Floor Landing	Access to loft space. Airing cupboard containing the combination boiler.
Bedroom 1	13' 10" x 11' 0" (4.21m x 3.35m)
Bedroom 2	11' 0" x 8' 0" (3.35m x 2.44m)
Bedroom 3	8' 0" x 8' 0" (2.44m x 2.44m)
Bathroom	10' 0" x 5' 0" (3.05m x 1.52m)
Outside	To the front of the property is a small lawned area enclosed by low brick walls. The enclosed large rear garden is predominately laid to lawn with a vegetable bed at the rear of the garden.



GIBBINS RICHARDS

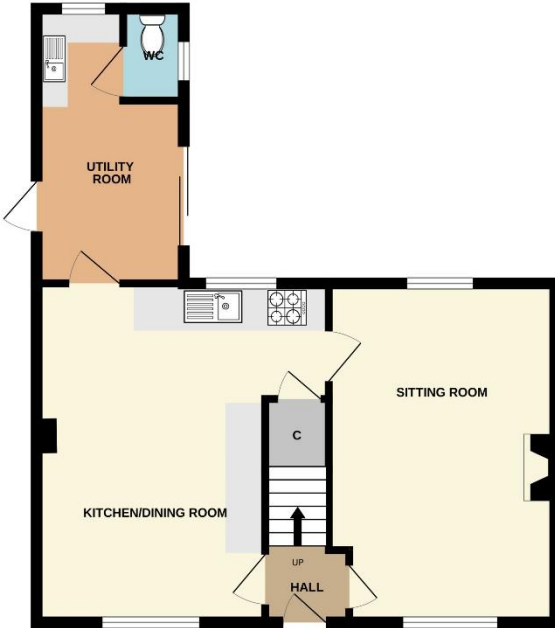


GIBBINS RICHARDS



GIBBINS RICHARDS

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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.
Made with Metropix ©2024.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk