



GIBBINS RICHARDS 

6 Sandhill Park, Bishops Lydeard, Taunton TA4 3DQ
Offers in Excess of £350,000

GIBBINS RICHARDS 
Making home moves happen

A fantastic newly converted single storey dwelling forming part of an exclusive development of just seven other similar properties. The property is located in Sandhill Park, an historic building to the north west of Taunton and within close proximity to the popular village of Bishops Lydeard. The property offers low maintenance open plan living, ideal for those scaling down as a 'pied-à-terre' or as a 'lock up and leave' type local dwelling.

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

This courtyard conversion sits at the top of a tree-lined driveway leading to Sandhill Park, an historic and important country house near Bishops Lydeard. The house is still undergoing renovation but the accompanying stable and outbuildings have been converted to top-quality dwellings. The courtyard properties were converted in the last couple of years and this one - still 'as new' - offers an entrance hall via a covered archway area which leads to the inner courtyard. The entrance door leads straight into the main reception room with a kitchen fitted to one corner with integrated appliances and marble work surfaces, there are then two bedrooms and access to a central Jack and Jill bathroom, which can be accessed from the reception room or bedroom one. Bedroom one has access via patio doors to a rear garden with far reaching views across the Blackdown Hills and bedroom two has access to a courtyard area within the inner courtyard. The

TWO BEDROOMED SINGLE STOREY CONVERSION
RECENTLY CONVERTED
A SELECT DEVELOPMENT OF JUST EIGHT SIMILAR PROPERTIES
AS NEW
NO ONWARD CHAIN
RECEPTION ROOM WITH KITCHEN AREA/ TWO BEDROOMS/ JACK AND JILL
BATHROOM
COURTYARD AREA AND SEPARATE GARDEN AREA
TWO PARKING SPACES
VIEWING HIGHLY RECOMMENDED



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Entrance door into:

Open Plan Sitting Room/
Kitchen

28' 0" x 17' 3" (8.53m x 5.25m)
Vaulted ceiling. Two built-in
cupboards. The kitchen is in one
corner.

Bedroom 1

12' 4" x 12' 4" (narrowing to 5' 4")
(3.76m x 3.76m) Double doors
opening to the garden area.

Bathroom

7' 7" x 6' 6" (2.31m x 1.98m)

Bedroom 2

17' 1" x 8' 9" (5.20m x 2.66m) French
doors opening to the patio.

Outside

There are two areas of garden and
also a communal area of garden
shared by the rest of the
development.

Agents Note

This is a freehold property with
service charges of approximately
£450 per annum.

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GROUND FLOOR
838 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 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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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.



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