



# TOWNSEND

LETTING & MANAGEMENT

Boles Road, Bishops Lydeard  
3 Bedroom House - Semi-Detached

£1,350 Per  
Calendar  
Available 18th July 2025







£1,350 Per Calendar  
Month  
Council Tax Band C

Deposit £1,557  
Floor Area 936.00 sq ft

TOWNSEND LETTING & MANAGEMENT are delighted to offer this fabulous NEARLY NEW 3 bedroom semi detached house on the desirable Moorland Gate development on the edge of Bishops Lydeard. Neutral decor and flooring throughout.

On the ground floor, there is a lovely galley style kitchen/diner with oven/hob, fridge freezer, dishwasher and washing machine built in - also plenty of storage. There is a cloakroom and hallway through to a spacious lounge with patio doors to the fully fenced garden.

Upstairs is a master bedroom with ensuite shower room, a second double bedroom, a family bathroom with shower over bath and a third bedroom.

There are two parking spaces, a private turfed garden and a shed. SORRY NO PETS.

The popular village of Bishops Lydeard has a wide range of amenities including Church, school, library, health centre, dentist, pubs and shops and is approximately 4 miles to the centre of Taunton. Taunton provides first class day to day facilities with an excellent range of retail, business, educational and recreational facilities as well as excellent travel links including efficient train lines to London Paddington (fastest train about 1 hour 40 minutes) and Bristol (fastest train about 40 minutes) and easy access to the M5 motorway at Junction 25.

Appliances, where provided, will not necessarily be replaced, or repaired by the Landlord. This is at the sole discretion of the individual Landlord and any appliances noted in the details will not necessarily remain at the property. It is the prospective Tenants' responsibility to satisfy themselves by checking with the Landlord/Agent which appliances will remain in the property prior to paying the holding fee. All prospective tenants will be subject to credit, criteria and affordability checks to ensure that the property is suitable for their needs and income.

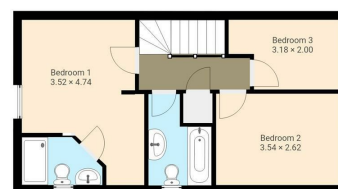
Broadband/Mobile phone coverage

Standard broadband is available in the area and to the property. For an indication of broadband speeds as well as further



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



This is a guide only. No guarantee is given for its accuracy.