



Campion , East Lydford, TA11 7HA

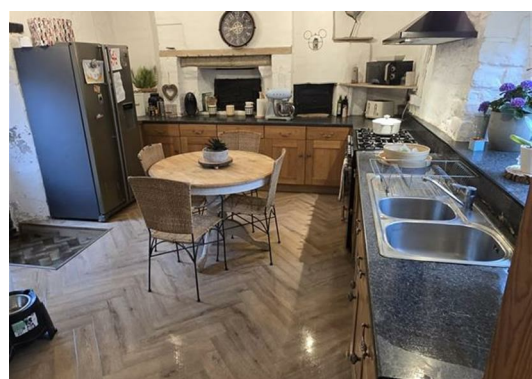
Offers in excess of £475,000

Welcome to this charming end terrace house located in the picturesque village of East Lydford. This property boasts not only a delightful setting but also ample space for comfortable living.

Upon entering, you are greeted by three reception rooms, five generously sized bedrooms and two bathrooms.

Situated in the heart of East Lydford, this property is situated just outside of the small village of Lydford On Fosse which lies to the west of Castle Cary, the old Roman fosse way passing through the parish. The village has a pub, post office, church, sports field, petrol station and shop. The adjoining village of Keinton Mandeville has good local amenities which include a village shop, primary school, private school with free access in this catchment, playing field and public house. A wider range of facilities can be found in nearby Somerton. Yeovil about 13 miles distance is the commercial centre for the area with excellent shopping and leisure facilities. The A303 trunk road from the south west to London is within easy reach. Castle Cary has a main line railway link to London (Paddington) and Yeovil Junction to London (Waterloo). Bristol and Exeter International airports are easily accessible. The area is well served by both state and independent schools including Hazelgrove in Sparkford and Millfield in Street.

Don't miss the opportunity to make this lovely house your own and enjoy the best of village living in East Lydford. Contact us today to arrange a viewing.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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