



**MILES ESTATE AGENTS**

**2 Delta Rise Bishops Lydeard  
Taunton TA4 3AZ £385,000**





On the market for the first time since 1974, this lovely and original 4 bedroom detached house was built by village based A J Raucki & Son as one of only 6 'Executive' houses on the site of "The Buildings". Spotlessly clean although a little dated, the house is ripe for restoration or modernisation and sits in beautiful gardens that are sure to delight. Super views to the rear over open land, double garage. Viewing recommended. Freehold Council Tax band E EPC: D.







Features:

- Reception Hall
- Spacious L shaped Sitting / Dining Room
- Original Retro Kitchen / Breakfast Room
- Utility / Cloakroom
- 4 Good Size Bedrooms
- Lovely Lemon Bathroom Suite
- Beautiful Mature Gardens
- Double Garage
- Gas Central Heating & Double Glazing
- Freehold
- Council Tax Band E
- EPC: D





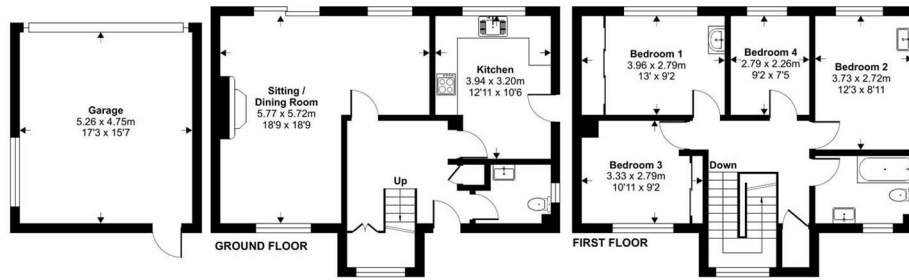
# Delta Rise, Bishops Lydeard, Taunton, TA4

Approximate Area = 1194 sq ft / 110.9 sq m

Garage = 272 sq ft / 25.2 sq m

Total = 1466 sq ft / 136.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnh/acorn 2024. Produced for Miles Alexander Limited TA Miles Estate Agents. REF: 111777



Viewings strictly through the selling agents:

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