



MILES ESTATE AGENTS

**9 Four Acre Mead Bishops Lydeard
Taunton TA4 3NW £315,000**



*****PRICE IMPROVEMENT***** A good size extended 2 bedroom detached bungalow with lovely enclosed garden close to the extensive amenities of this ever popular Quantock village north west of Taunton. Spacious living/dining room, conservatory, garage and off road parking - immediately available with **NO ONWARD CHAIN**. Early viewing highly recommended. Freehold Council Tax Band D EPC : **D**





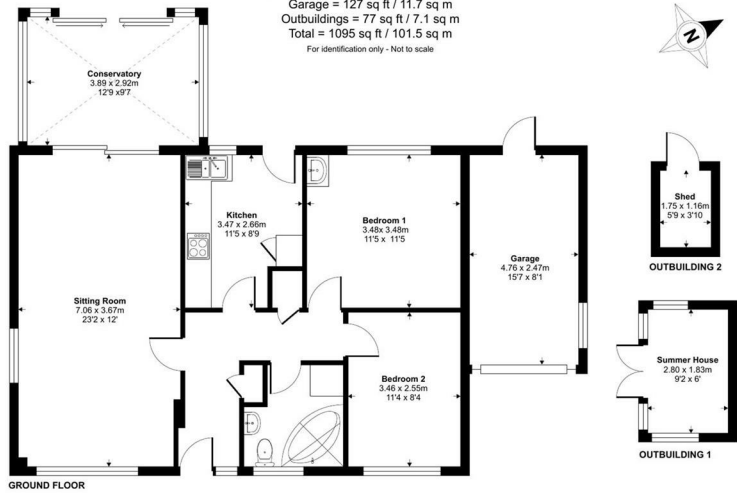
Features:

- Entrance hall
- Spacious living/dining room
- Conservatory extension
- Kitchen
- 2 good size bedrooms
- Bathroom
- Lovely enclosed garden
- Summerhouse & garden shed
- Single garage & off road parking
- NO ONWARD CHAIN
- Freehold
- Council Tax Band D
- EPC : D



Four Acre Mead, Bishops Lydeard, Taunton, TA4

Approximate Area = 891 sq ft / 82.7 sq m
 Garage = 127 sq ft / 11.7 sq m
 Outbuildings = 77 sq ft / 7.1 sq m
 Total = 1095 sq ft / 101.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-91	A		88
89-81	B		
85-80	C		64
82-74	D		
69-54	E		
51-39	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 2nd Edition, incorporating International Property Measurement Standards (IPMS: Residential). © richcom 2024. Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1209002



Viewings strictly through the selling agents:

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