



**MILES ESTATE AGENTS**

**Shire Cottage 11 High Street Bishops Lydeard  
Taunton TA4 3AX £175,000**





### \*\*\*PRICE

**IMPROVEMENT\*\*\***An end terrace sandstone cottage in the Conservation Area of this much loved Quantock village with lots of potential for modernisation and restoration, with 2 inter-connecting bedrooms, spacious sitting room and west facing garden with lots of useful outbuildings.

Kitchenette/shower room (easily re-converted), loft room (accessed via ladder) and first floor shower room. Early viewing recommended and NO ONWARD CHAIN.

Freehold Council Tax Band B EPC : E







## Features:

- Entrance porch
- Spacious sitting room with stone fireplace
- Modern kitchenette/shower room (easily re-converted)
- 2 inter-connecting bedrooms
- First floor shower room
- Loft room accessed via ladder
- Good size west facing garden
- Multiple useful outbuildings
- NO ONWARD CHAIN
- Freehold
- EPC : E
- Council Tax Band B







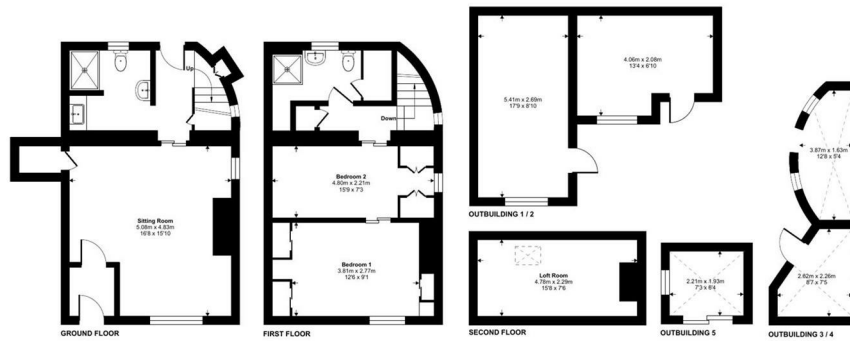
## High Street, Bishops Lydeard, Taunton, TA4

Approximate Area = 939 sq ft / 87.2 sq m

Outbuildings = 431 sq ft / 40 sq m

Total = 1370 sq ft / 127.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
They energy efficient - lower running costs		
A	81-91	72
B	69-80	
C	55-68	
D	46-54	
E	39-45	
F	31-38	
G	1-30	
They 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 (IPMS2 Residential). © richcom 2025. Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1230710



Viewings strictly through the selling agents:

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