



## 33 Lethbridge Park

Bishops Lydeard, Taunton, Somerset, TA4 3QU

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ESTATE AGENTS

A handsome and beautifully presented five bedroom detached house with south facing rear garden and triple garage, enjoying a delightful situation on this sought after parkland development.



### Key features

- Particularly impressive galleried reception hall with elegant ballustraded staircase
- Double aspect sitting room with fire place and French doors to the rear garden
- Snug with French doors to the rear garden
- Dining room
- Kitchen/breakfast room
- Utility room and cloakroom
- Principal bedroom with en suite dressing area and bath/shower room
- Guest bedroom with en suite shower room
- 3 further bedrooms and family bath/shower room
- South facing garden, driveway with ample parking and Triple garage

### Services

All mains connected. Gas fired central heating

### EPC

Band C (74)

### Council Tax and outgoings

Council Tax band G. Service charge currently £640pa.





### The accommodation

This handsome detached five bedroom house was constructed by Prowting Homes and has brick and rendered elevations beneath a tiled roof. The house is a 'Hampton' design and features a particularly impressive galleried reception hall with elegant balustraded staircase rising to the first floor galleried landing. The sitting room enjoys a pleasant double aspect with French doors opening onto the south facing rear garden. The snug also has French doors opening onto the south facing rear garden and a door through to the kitchen/breakfast room which is comprehensively fitted with limed oak base and wall mounted units and includes a Range style cooker. Also on the ground floor can be found two further reception rooms including a study and dining room, together with a cloakroom and utility room.



### First floor

Approached from the galleried landing are five bedrooms including the principal bedroom with en suite dressing area and bath/shower room, together with a guest bedroom, also having an en suite shower room. There are three further bedrooms and a family bath/shower room.



### Outside

The front garden is mainly lawned and bordered by hedging with path to the front door. To the side of the property can be found a wide driveway with parking for several cars and giving access to the triple garage with three up and over doors, electric light and power connected and side pedestrian door. The rear garden which enjoys a southerly aspect is fully enclosed, mainly lawned and includes a paved patio area with pergola over.

### Situation

The property occupies an attractive setting on this sought after development with an open outlook to the front. Lethbridge Park is an extremely sought after development which is approached over an impressive tree lined 'park like' driveway. The development stands approximately one mile from the village of Bishops Lydeard which offers a good range of amenities for day to day needs. The village stands at the foot of the Quantock Hills, which have been designated an Area of Outstanding Natural Beauty and provide many miles of footpaths and bridleways. On the outskirts of Bishops Lydeard can be found the West Somerset Pleasure Steam Railway. Taunton the county town provides an excellent range of recreational, scholastic and shopping facilities, as well as a main line railway station and an M5 motorway interchange.





# Lethbridge Park, Bishops Lydeard, Taunton, TA4



**TOTAL GROSS INTERNAL FLOOR AREA 2676 SQ FT 248.6 SQ METRES (EXCLUDES VOID AREAS)**  
**MAIN HOUSE INTERNAL FLOOR AREA 2436 SQ FT 226.3 SQ METRES (EXCLUDES VOID AREAS)**  
**GARAGE INTERNAL FLOOR AREA 504 SQ FT 46.8 SQ METRES**

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