



## 2 Tithill Cottages

Bishops Lydeard, Taunton, Somerset, TA4 3LY

James  
Gray

ESTATE AGENTS

A semi-detached cottage, in need of modernisation and offering huge potential to extend and occupying a stunning rural setting in a no-through lane, in large gardens, close to the popular village of Bishops Lydeard



### Key features

- Entrance porch and large entrance hall
- Sitting room
- Dining room and Kitchen
- 3 bedrooms and shower room
- Gas central heating and double glazing
- Huge potential to extend (STP)
- Large gardens and ample off-road parking
- Rural setting in no-through lane
- Close to the sought after village of Bishops Lydeard
- No onward chain

### Services

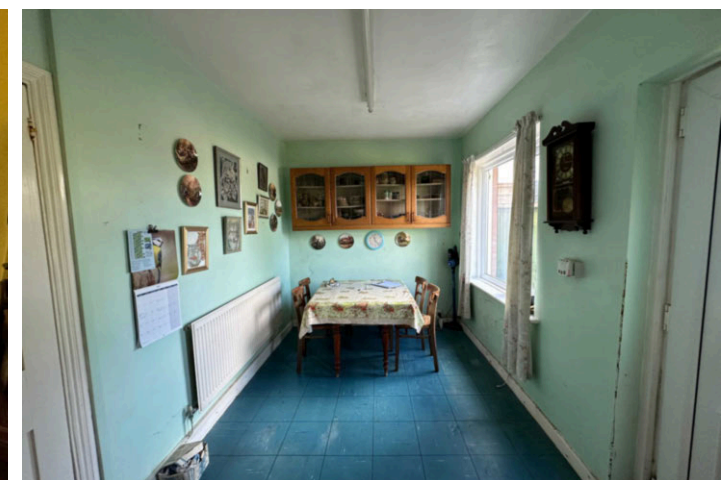
Mains water, electricity and gas. Private shared drainage.

### EPC rating

Band D (66)

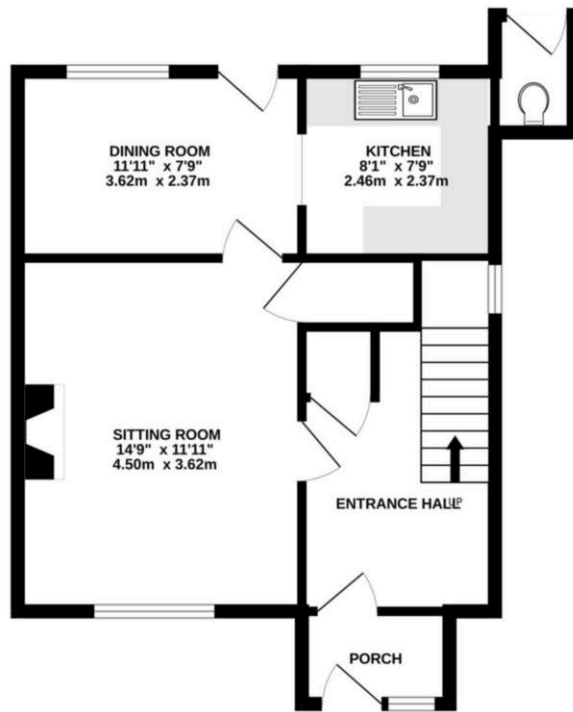
### Council tax

Band C

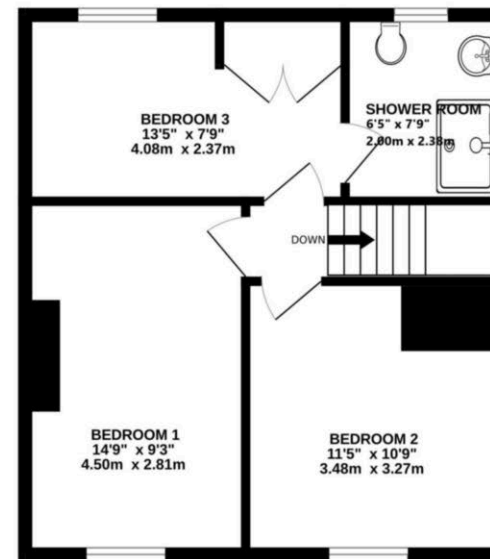




GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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