



3 Dene Court

Bishops Lydeard, Taunton, Somerset, TA4 3LT

James
Gray

ESTATE AGENTS

A substantial (3,000 sq ft) 3 storey attached house, offering extremely spacious family sized accommodation in west facing gardens extending to about 0.75 acres with garden office, ample parking and occupying an attractive semi-rural location close to this sought after village



Key features

- Entrance hall and cloakroom
- 30' sitting room with double doors to west facing garden
- 30' kitchen/dining room with Aga and extensive built in cupboards
- Study/snug with door to rear garden
- 30' principal bedroom with adjacent shower room
- 4 further double bedrooms (one with en suite shower)
- Family bathroom and separate shower room
- Gas central heating and double glazing
- West facing gardens of 0.75 acres with timber home office/garden chalet
- Large driveway with extensive parking

Services

PV panels and solar water heating. Mains water, electricity and gas. Private shared drainage.

EPC

Band C (80)

Council Tax

Currently band C

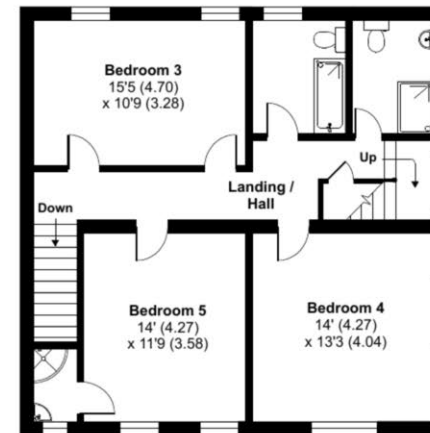
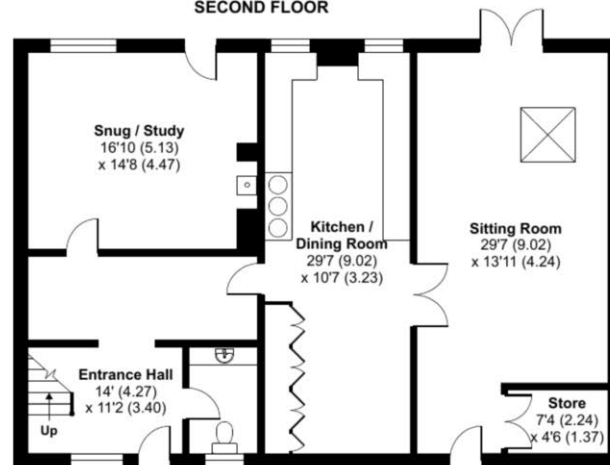
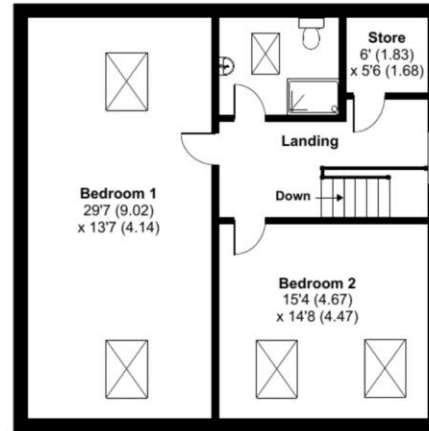




Dene Court, Bishops Lydeard, Taunton, TA4

Approximate Area = 2984 sq ft / 277.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecon 2024. Produced for James Gray. REF: 1174192

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.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN
T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

James
Gray

ESTATE AGENTS