



### 3 Taunton Road

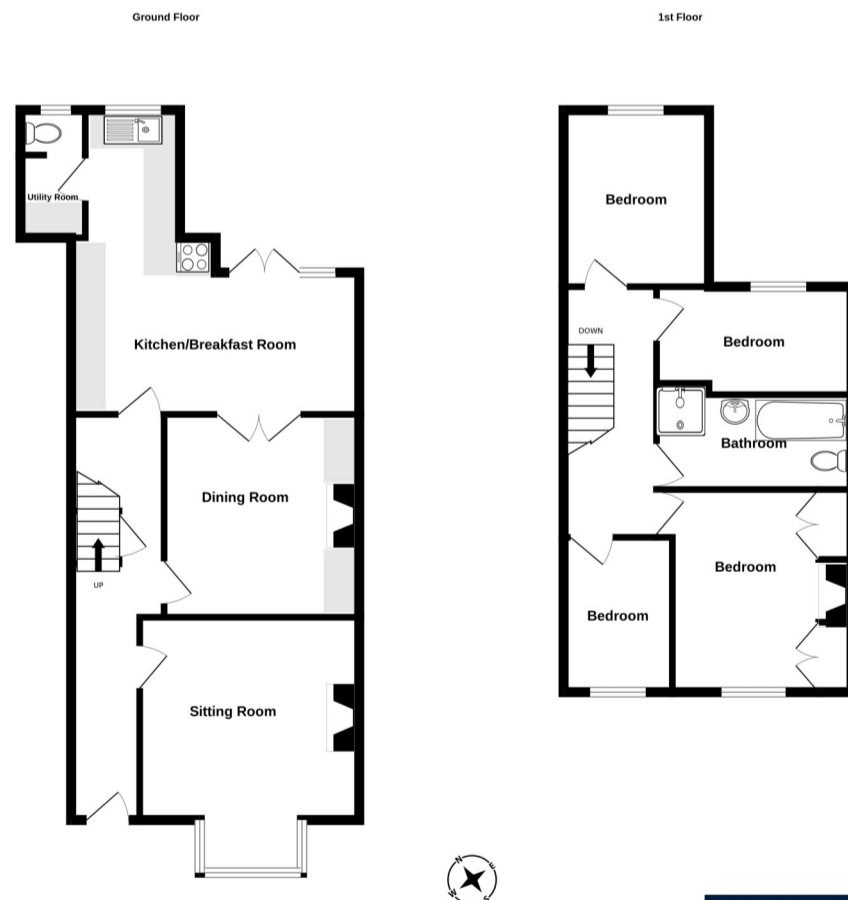
Bishops Lydeard, TA4 3BN

£385,000 Freehold

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<b>4</b>	<b>2</b>	<b>1</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

## Floor Plan



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. Made with Metropix ©2023

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**GROUND FLOOR:** SITTING ROOM: 15'2" x 13'0" (4.62m x 3.96m), DINING ROOM: 11'5" x 11'11" (3.47m x 3.63m), KITCHEN: 20'0" x 8'4" (6.09m x 2.54m),

BREAKFAST/FAMILY AREA: 7'11" x 9'1" (2.41m x 2.76m), UTILITY ROOM: 3'9" x 4'10" (1.14m x 1.47m)

**FIRST FLOOR:** BEDROOM ONE: 12'2" x 10'3" (3.70m x 3.12m), BEDROOM TWO: 10'5" x 8'7" (3.17m x 2.61m), BEDROOM THREE: 6'4" x 9'5" (1.93m x 2.87m),

BEDROOM FOUR: 6'5" x 11'5" (1.95m x 3.47m), BATHROOM: 5'7" x 11'6" (1.70m x 3.50m)

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## Description

Situated close to the centre of the sought after village of Bishops Lydeard, approximately 6 miles west of the county town of Taunton, is this deceptively spacious four bedroom Victorian end of terrace family home.

The property, which benefits from uPVC double glazing and mains gas fired central heating (with refitted new Worcester Bosch boiler), is offered in good decorative throughout and has been enhanced by the addition of a single storey extension off the kitchen to create a useful family space.

- Victorian Property
- End Of Terrace
- Four Bedrooms
- Deceptively Spacious
- Popular Village Location
- uPVC Double Glazing
- Single Storey Extension
- Off-Road Parking



Internally, a front door leads into entrance hall. There is a generous size sitting room with a bay window to the front and a Victorian style working fireplace. There is a separate dining room, which in turn leads through to the kitchen (the kitchen can also be accessed from the hall). The kitchen/family room is fitted with a comprehensive range of matching wall and base units, work surfaces and tiled splashbacks with integrated oven, four ring gas hob with space for a dishwasher and tall fridge/freezer, as well as a refitted new Worcester Bosch wall mounted gas boiler. There is also room for a dining table and French doors leading out to the garden. The kitchen leads through to a useful utility space with space and plumbing for washing machine and doorway through to a ground floor cloakroom.

To the first floor are four bedrooms along with a family bathroom. The bathroom comprises of wc, wash hand basin, bath with tiled surround and handheld shower attachment as well as a separate walk-in shower. Externally, the property is approached via a driveway made of decorative gravel chippings offering off-road parking for one vehicle. The rear garden is of generous proportions and fully enclosed, giving a good degree of privacy. An area of timber decking adjoins the rear of the property with the main garden laid to lawn with borders. There is a large studio cabin with electric, power, lighting and internet as well as gated side access.

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### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY.

**Property Location:** [w3w.co/sharpness.contents.logbook](http://w3w.co/sharpness.contents.logbook)

**Council Tax Band:** B

**Broadband Availability:** Ultrafast with up to 900 Mbps download speed and 200 Mbps upload speed.

**Mobile Phone Coverage:** Indoor—voice likely available with O2 & Vodafone with limited data; voice & data likely available with Three. Outdoor—voice & data likely available with EE, Three, O2 & Vodafone.

**Flood Risk:** Rivers & Sea—very low. Surface water—low.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

<sup>8</sup> Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



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