



14 Four Acre Mead

Bishops Lydeard, TA4 3NW

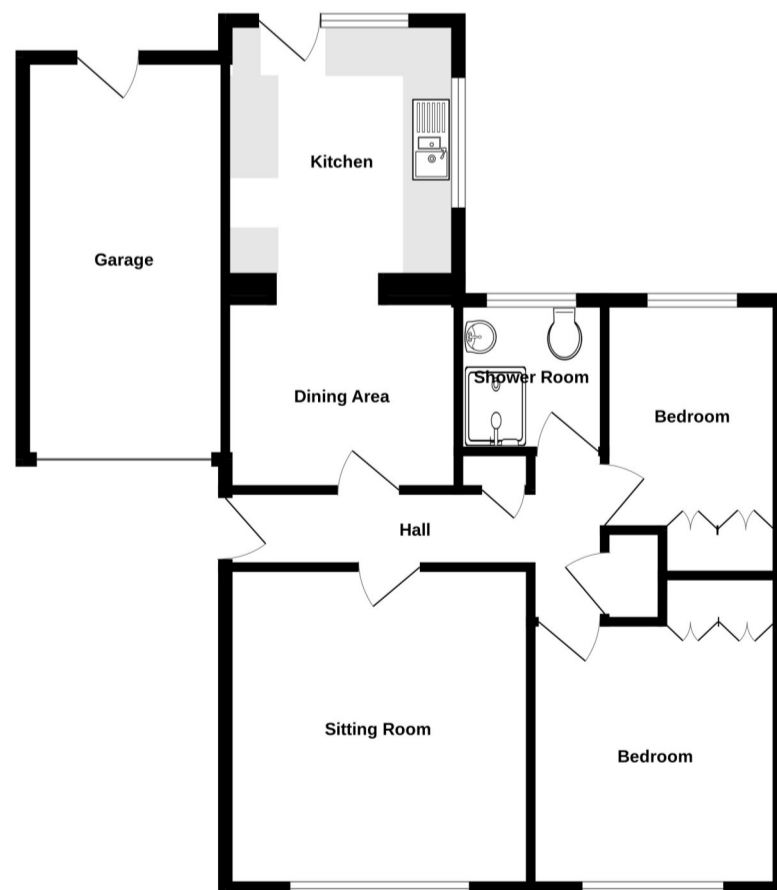
£310,000 Freehold



Wilkie May
& Tuckwood

Floor Plan

Ground Floor



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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GROUND FLOOR: ENTRANCE HALL, SITTING ROOM: 12'5" x 13'1" (3.78m x 3.98m), DINING AREA: 9'5" x 7'9" (2.87m x 2.36m), KITCHEN: 10'6" x 9'3" (3.20m x 2.81m),

BEDROOM ONE: 10'1" x 10'8" (3.07m x 3.25m), BEDROOM TWO: 7'2" x 9'7" (2.18m x 2.92m), SHOWER ROOM: 5'6" x 6'7" (1.67m x 2.00m)

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Description

Offered to the market with vacant possession is this two bedroom detached bungalow situated within easy reach of amenities in the sought-after village of Bishops Lydeard.

The property, which benefits from uPVC double glazing and mains gas fired central heating, has been further enhanced by an extension to the rear in order to create additional kitchen space and is set on a good size plot.

- Detached Bungalow
- Two Bedrooms
- uPVC Double Glazing
- Popular Village Location
- Gas Central Heating
- Single Garage
- Off-Road Parking



Internally, a front door leads into entrance hall. There is a sitting room to the front of the bungalow and a kitchen/diner to the rear. The kitchen is fitted with a range of wall and base units, roll edge work surfaces and splashbacks with dual aspect double glazed windows, space for oven, washing machine and tall fridge/freezer as well as a stable door to the outside. There is also a useful dining room. Two further bedrooms (bedroom one with built-in wardrobes) and a shower room completes the accommodation.

The shower room comprises of wc, wash hand basin set in a vanity unit and a double shower with electric over. Externally, the rear garden is fully enclosed with a patio adjoining the rear of the house and the remainder of the garden being laid to lawn. There is a single garage alongside and parking for two cars in front.

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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/mile.building.woodstove

Council Tax Band: C

Broadband Availability: Superfast with up to 53 Mbps download speed and 12 Mbps upload speed.

Mobile Phone Coverage: voice likely with O2 & Vodafone.

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

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared June 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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

8. 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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