



**'Rose Dene', Tithill,**  
Bishops Lydeard, TA4 3LY  
£435,000 Freehold

  
**3+1**

  
**1+1**

  
**2+1**

**C**  
EPC

**Wilkie May  
& Tuckwood**

Floor Plan

**Bishops Lydeard, Taunton, TA4**  
Approximate Area = 2065 sq ft / 191.8 sq m  
For identification only - Not to scale





# Description

Occupying a rural position between Bishops Lydeard and Cotford St Luke, is this older style three bedroom semi-detached family home.

The property, which is enhanced by a self contained annexe, also benefits from a generous size well stocked garden that adjoins open countryside.

- Semi-Detached House
- Three Bedrooms
- One Bedroom Self Contained Annexe
- Generous Size Garden
- Single Garage
- Off-Road Parking
- Backs On To Open Countryside



Internally, the accommodation to the ground floor comprises; wide entrance hall, sitting room with woodburning stove, access to an inner hall that in turn leads through to a ground floor bathroom comprising of wc, wash hand basin, bath with tiled surround, shower over and a chrome towel rail. The inner hall also leads through to the kitchen/ breakfast room, which can be accessed from the other side of the property where you will find a useful space that could be utilised as a study/boot room and utility room. The kitchen/ breakfast room is fitted with a range of matching wall and base units, roll edge work surfaces, tiled splashbacks with space for a tall fridge/freezer, space and plumbing for a dishwasher, integrated double oven, gas hob and extractor fan as well as a wall mounted Worcester gas boiler. From the kitchen/ breakfast room, access can be gained through to the annexe.

The annexe comprises of sun room/living room with French doors leading to the garden, a kitchenette comprising wall and base units, roll edge work surfaces and door to side as well as access through to a double bedroom with shower room off. To the first floor of the main house are three bedrooms (bedroom one with en-suite comprising of wc, wash hand basin, P-shaped bath with tiled surround and shower over). Externally, the property is set in delightful, well maintained and fully stocked front and rear gardens. To the front of the property is a driveway providing off-road parking for two vehicles and a single garage. A gate leads into the front garden, which is laid predominantly to lawn with mature trees and shrub borders. There is a gated side access leading through to the rear, which has been creatively hard landscaped with dual level patio/ seating areas. Steps lead up to a raised area of lawn, which backs out on to open fields.



### GENERAL REMARKS AND STIPULATIONS:

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

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

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

**Property Location:** w3w.co/arise.caves.overhaul

**Council Tax Band:** E

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

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

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

**Agents Note:** We understand that the drainage is via a sewage treatment plant privately owned by Rose Dene.

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 July 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. 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.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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.

**Tel: 01823 332121**

Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

