



44 Stawell Road

Bishops Lydeard, TA4 3FA
£595,000 Freehold


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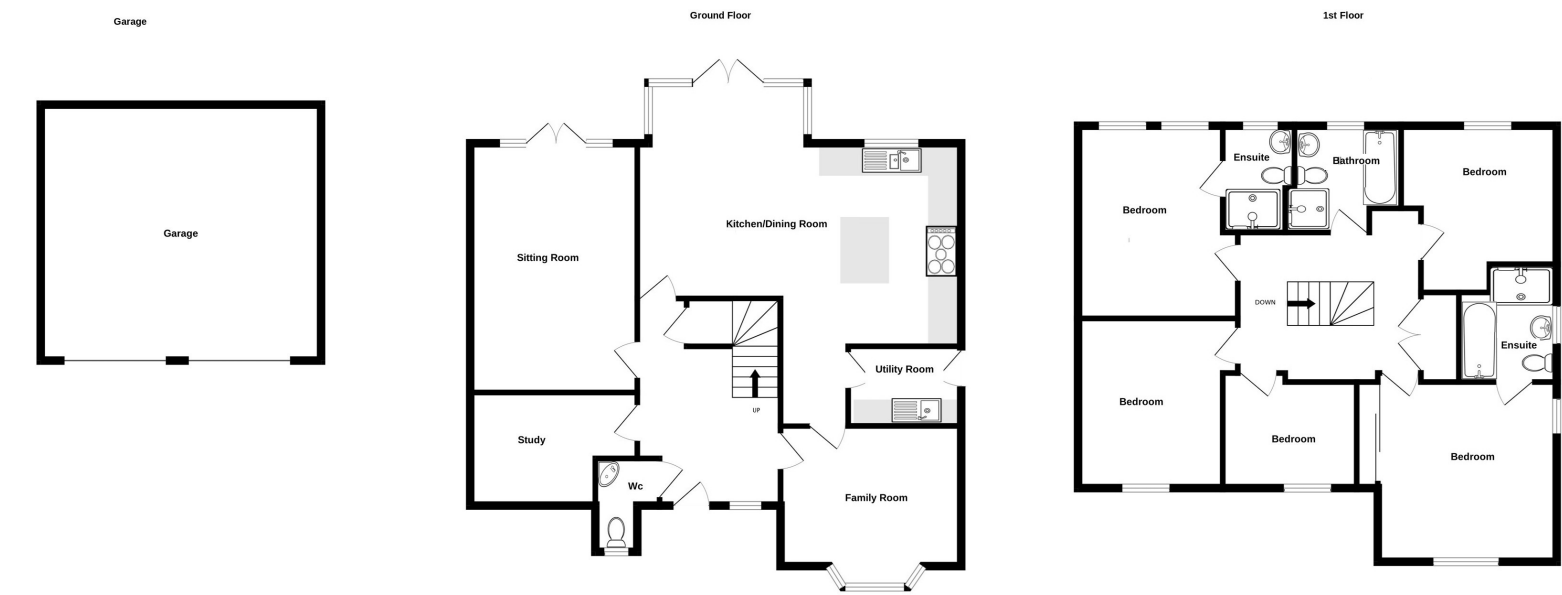

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& Tuckwood

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.
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Wilkie May
& Tuckwood

GROUND FLOOR: ENTRANCE HALLWAY, CLOAKROOM, FAMILY ROOM: 12'5" x 9'7" (3.78m x 2.92m), STUDY: 11'6" x 7'9" (3.50m x 2.36m),

SITTING ROOM: 17'2" x 11'6" (5.23m x 3.50m), KITCHEN/DINING ROOM: 22'5" x 20'2" (6.83m x 6.14m), UTILITY ROOM

FIRST FLOOR: LANDING, BEDROOM ONE: 12'6" x 12'9" (3.81m x 3.88m), EN-SUITE BATHROOM: 8'2" x 6'5" (2.48m x 1.95m), BEDROOM TWO: 13'4" x 11'6" (4.06m x 3.50m),

EN-SUITE SHOWER ROOM: 7'4" x 6'8" (2.23m x 2.03m), BEDROOM THREE: 11'8" x 9'9" (3.55m x 2.97m), BEDROOM FOUR: 11'4" x 10'8" (3.45m x 3.25m), BEDROOM FIVE,

BATHROOM: 7'4" x 7'3" (2.23m x 2.20m)

Description

Situated in a tucked-away position within a sought after modern development, this spacious five bedroom detached family home which offers well presented accommodation arranged over two floors.

Built in 2021 to the popular 'Manning' design by David Wilson Homes, the property combines generous living space with quality finishes throughout.

The house benefits from mains gas fired central heating, uPVC double glazing, a large double garage, and gated off-road parking for several vehicles. It also enjoys the remainder of its 10-year NHBC warranty, offering added peace of mind for prospective buyers.

- Detached Family Home
- Five Bedrooms
- Popular Village Location
- Gas Fired Central Heating
- uPVC Double Glazing
- Double Garage & Ample Off-Road Parking
- Remainder Of 10 Year NHBC Guarantee
- Views To Quantock Hills



Upon entering the home, you are welcomed into a spacious hallway with stairs rising to the first floor. A cloakroom with a low-level WC and wash hand basin sits conveniently off the hallway, alongside a practical ground floor study with a front facing window – ideal for those working from home. To the rear of the property, the sitting room offers a comfortable and relaxing space, featuring French doors that open into the rear garden and a charming wood-burning stove. One of the main highlights of the home is the expansive kitchen/ dining room, which is well equipped with a range of wall mounted and base storage units, roll edge work surfaces, an integrated dishwasher, double oven, gas hob, and extractor fan. Just off the kitchen is a useful utility room with further worktop space, storage units, and plumbing for a washing machine.

Completing the ground floor is a family room, enhanced by a bay window that provides a pleasant outlook to the front of the property. On the first floor, there are five generously sized bedrooms, two of which benefit from their own en-suite shower or bathrooms. A modern family bathroom serves the remaining bedrooms, offering ample space for family living. Externally, the rear garden is of a good size and predominantly laid to lawn, with areas of patio and decking ideal for outdoor dining and entertaining. Additional features include outdoor electrical sockets, a substantial summerhouse with power and lighting, a timber shed, and an outside tap. To the side of the house is a double garage with two up-and-over doors, lighting, and power sockets. A driveway in front of the garage provides off-road parking with additional gated parking located directly in front of the property which gives capacity for eight cars between them.



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/socket.outhouse.jogged](https://www.w3w.co/socket.outhouse.jogged)

Council Tax Band: F

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.

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

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

Agents Note: We understand that there is an Estate Management Charge for this development of £240 p/a.

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 May 2025. 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

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