



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.

Property Location: w3w.co/immediate,populate,walks

Council Tax Band: D

Broadband Availability: Superfast with up to 61 Mbps download speed and 15 Mbps upload speed.

Mobile Phone Coverage: Indoor—limited voice & data limited with EE, Three, & Vodafone. Outdoor—voice & data likely with EE, Three, 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 purchasers 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 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can be accepted for any expenses incurred by attending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared June 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 1998. 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



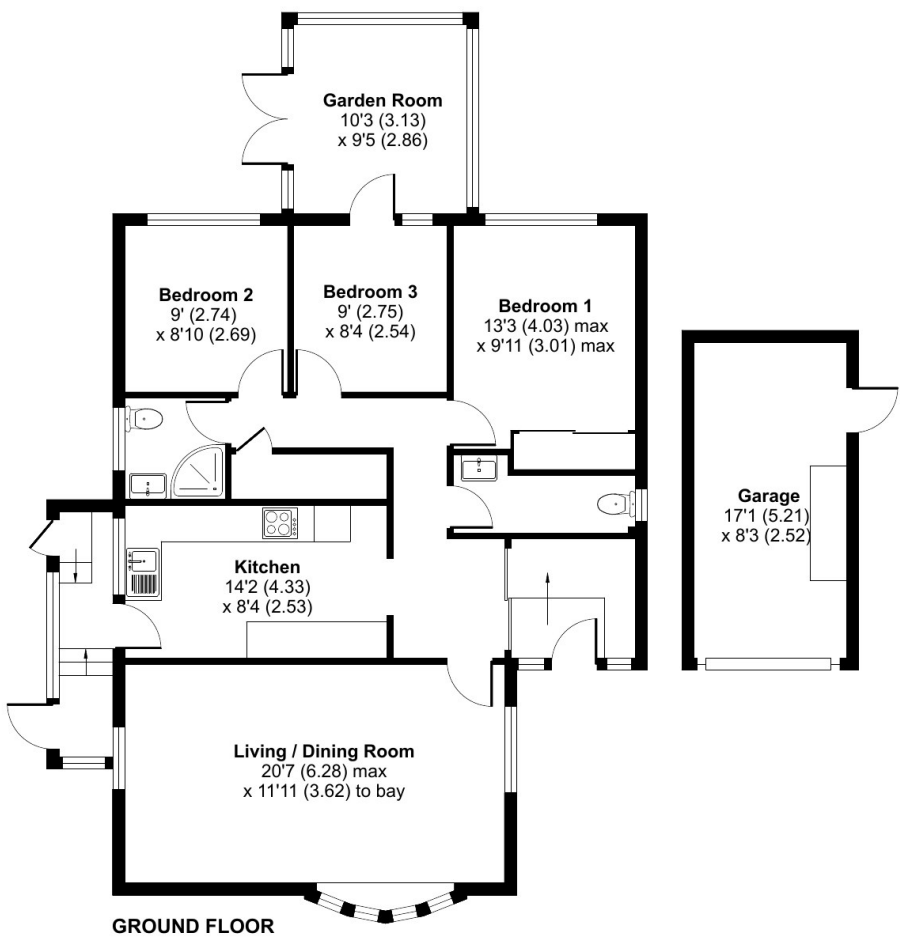
Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ



Floor Plan

Snathe Lea, Bishops Lydeard, Taunton, TA4

Approximate Area = 1061 sq ft / 98.5 sq m
Garages = 142 sq ft / 13.1 sq m
Total = 1203 sq ft / 111.7 sq m
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1315408

Description

Situated in a cul-de-sac position within the popular village of Bishops Lydeard, is this well presented and upgraded two/three bedroom detached bungalow.

The property, which benefits from uPVC double glazing and gas fired central heating (with a new combination boiler installed in 2023), is further enhanced by the addition of a double glazed conservatory to the rear as well as creative landscaping to the garden.

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



Internally, a front door leads into entrance porch. A generous size living/dining room is found at the front of the property with a modern fitted kitchen just behind. The kitchen comprises a refitted range of matching wall and bae units, roll edge work surfaces and tiled splashbacks with integrated double oven, electric hob and space and plumbing for a washing machine as well as access to the outside. There is a cloakroom and two/ three bedrooms. Bedroom three interconnects to a double glazed conservatory and is currently utilised as a study. The conservatory offers French doors to the garden.

A refitted shower room comprising of wc, wash hand basin, walk-in shower with tiled surround and shower over completes the accommodation. Externally, the rear garden is fully enclosed and has been creatively landscaped. An area of shaped lawn is flanked by decorative low maintenance gravel chippings and a further area of patio is interspersed with trees and shrub borders as well as a timber shed. There is gated side access and access through to a single garage. The front is approached via a driveway offering off-road parking for two vehicles. The front garden is laid to low maintenance decorative chippings.

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