



**49 Hither Mead**

Bishops Lydeard, TA4 3PF  
£369,950 Freehold

  
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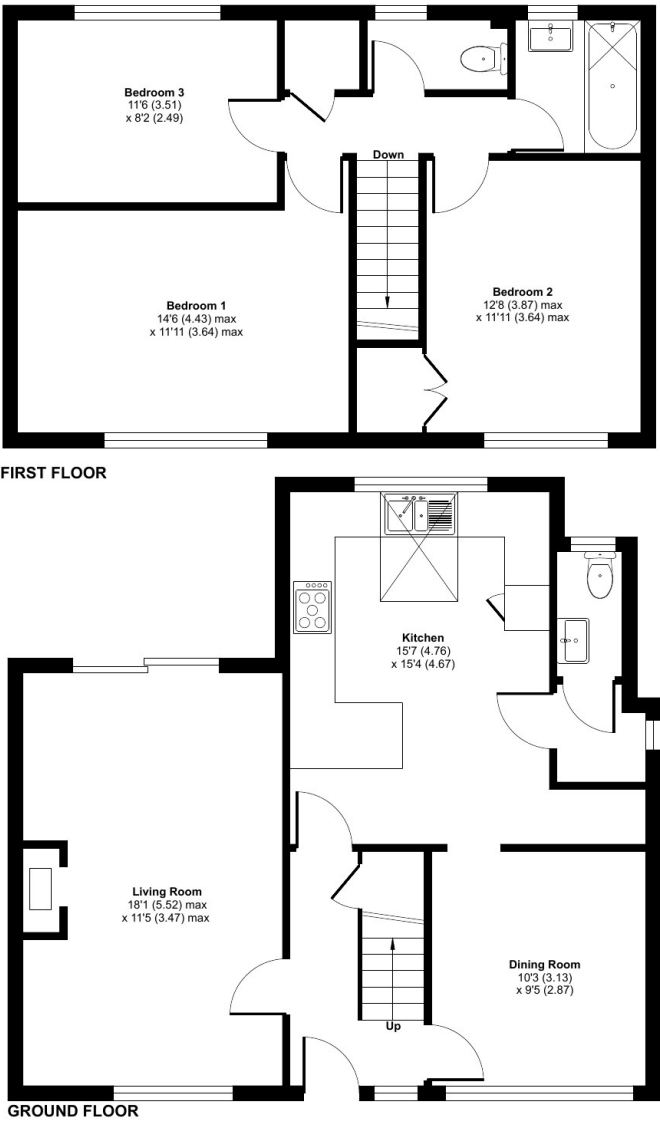
EPC

Wilkie May  
& Tuckwood

**Floor Plan**

**Hither Mead, Bishops Lydeard, Taunton, TA4**

Approximate Area = 1095 sq ft / 101.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1346923



# Description

A beautifully presented, three bedroom detached family home, ideally situated within the popular village of Bishops Lydeard.

The property has been thoughtfully extended to the rear with a single-storey addition, creating a stunning open-plan kitchen and living space.

The accommodation is well maintained throughout, benefitting from uPVC double glazing and a mains gas fired central heating system.

Externally, the property enjoys a generously sized, well stocked rear garden offering plenty of space for relaxation. To the front, a driveway provides convenient off-road parking.

- Three Bedrooms
- Detached House
- Beautifully Presented Throughout
- Popular Village Location
- Extended To Rear
- Good Size Garden
- Mains Gas Fired Central Heating
- uPVC Double Glazing



The accommodation is entered via a front door into a welcoming hallway with stairs rising to the first floor and doors leading to the living room, dining room and kitchen. The living room enjoys a dual aspect with a window to the front and patio doors opening onto the rear garden. A wood-burning stove adds a cosy focal point to the room. The dining room also overlooks the front and leads through to the open-plan kitchen at the rear of the property. The kitchen is a bright and spacious area, enhanced by Velux roof windows and views over the rear garden. It is fitted with a range of matching wall and base units, generous work surfaces, an integrated dishwasher and fridge/freezer, and a range-style cooker.

Off the kitchen is a useful cloakroom with a low-level WC and wash hand basin, as well as a separate utility room with additional worktops and space/plumbing for a washing machine and tumble dryer. Upstairs, there are three well proportioned bedrooms and a family bathroom, which is fully tiled and includes a shower over the bath and a wash hand basin. There is also a separate WC. Outside, the rear garden is a good size and largely laid to lawn, with areas of decking and gravel providing additional seating or entertaining space. The garden features well established flower and shrub borders, a selection of fruit trees, an outside tap, and a garden shed with power connected.

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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/kindest.caravans.prefect](https://w3w.co/kindest.caravans.prefect)

**Council Tax Band:** D

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

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

**Mobile Phone Coverage:** Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

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 September 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.



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