



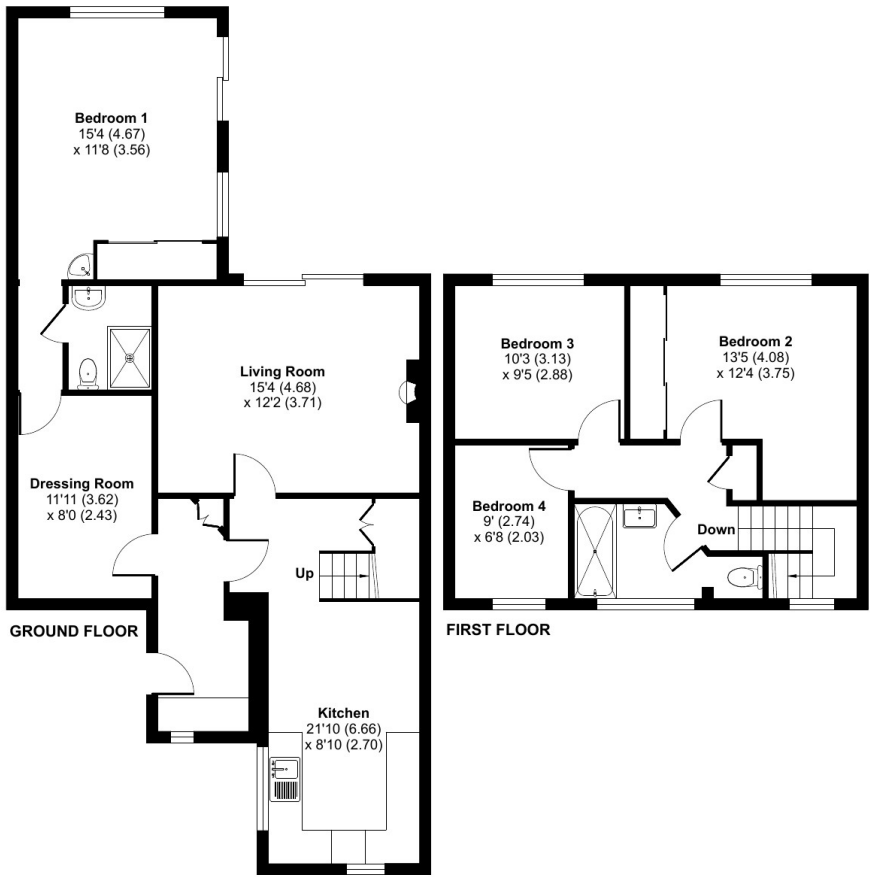
**47 Hamber Lea**  
Bishops Lydeard, TA4 3NJ  
£275,000 Freehold

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| <b>4</b>                                                                            | <b>2</b>                                                                            | <b>2</b>                                                                              | <b>EPC</b>                                                                            |

**Wilkie May  
& Tuckwood**

Floor Plan

**Hamber Lea, Bishops Lydeard, Taunton, TA4**  
Approximate Area = 1235 sq ft / 114.7 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). © richcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1361224



# Description

Tucked away in a quiet position within the popular village of Bishops Lydeard is this four bedroom mid terrace family home, which benefits from a ground floor extension.

The property is well presented throughout and is offered to the market with vacant possession and no onward chain.

The accommodation is arranged over two floors and features uPVC double glazing throughout, as well as a mains gas fired central heating system.

The property also benefits from solar panels which are owned outright. Outside, there is a private and enclosed rear garden, while to the front, a driveway provides off-road parking for one vehicle.

- Mid Terrace
- Four Bedrooms
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Popular Village Location
- Off-Road Parking
- Vacant Possession And No Onward Chain



The accommodation comprises in brief; a double glazed front door opening into an entrance hallway/utility room with a front facing double glazed window, work surface space, and plumbing for a washing machine and tumble dryer. To the rear of the property is the living room, which features patio doors opening onto the rear garden and an electric fire with a surround. The kitchen is fitted with a range of matching wall and base units with work surfaces over, a stainless-steel sink, an integrated eye-level electric oven, and space for a fridge/freezer. The dining room/study forms part of the former single garage, now converted into additional living accommodation.

From this room, there is access to a ground floor shower room comprising a low-level WC, wash hand basin, shower cubicle, and heated towel rail. A spacious ground floor bedroom with built-in wardrobes is also accessed from here, offering direct access into the rear garden. Upstairs, the first floor provides three bedrooms and a family bathroom fitted with a panelled bath, wash hand basin, and low-level WC. Outside, the rear garden is private, enclosed, and mainly laid to paving, with a timber shed providing useful storage. To the front, there is a driveway offering off-road parking for one vehicle.



## 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/flagged.guitars.bulletins](https://w3w.co/flagged.guitars.bulletins)

**Council Tax Band:** C

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

**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 October 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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