

for sale

guide price **£325,000**



The Courtyard Sandhill Park Bishops Lydeard Taunton TA4 3FN

****AVAILABLE NOW****

A beautifully converted two-bedroom end-of-terrace barn, located within the prestigious Sandhill Park Estate in Bishops Lydeard. Offering open-plan living with vaulted ceilings, private courtyard garden, and exclusive access to heritage grounds. Guide Price: £325,000.



The Courtyard Sandhill Park Bishops Lydeard Taunton TA4 3FN

Measurements

Open plan - Kitchen/Diner/Lounge - 27'9" x 17'3"

Bedroom 1 - 12'4" x 17'3" Max

Bedroom 2 - 8'8" x 17"

Specification Detail

- Size: 915 sq ft
- Bedrooms: 2 double bedrooms (carpeted)
- Bathrooms: 1, with direct access to the family bathroom, giving the convenience of an en-suite bathroom.
- Family bathroom with tiled flooring
- Bedroom 1 has loft access with ladder & light.
- Boiler in loft.

- Kitchen:
 - o Mid-grey shaker cabinetry
 - o Neff Appliances - Integrated fridge-freezer, induction hob & fan-assisted oven
 - o Caple washing
- Living Area:
 - o Open-plan with vaulted ceiling and exposed beams
 - o Wood-effect LVT flooring throughout
- Outdoor:
 - o Private courtyard garden
 - o Access to shared American Garden and walled gardens
 - o 2 Allocated parking spaces



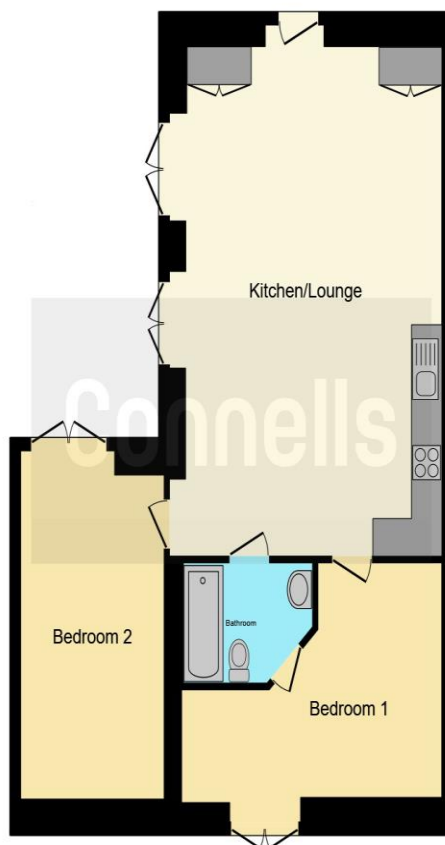
- Additional:
 - o Two allocated parking spaces
 - o Bike and bin store
 - o Flooring included throughout

Location

Plot 6 enjoys a peaceful setting in the sought-after village of Bishops Lydeard, on the outskirts of Taunton, Somerset (TA4). The property is set within the historic Sandhill Park Estate, accessed via a private, tree-lined gated entrance, offering a rare blend of seclusion and grandeur.

Taunton town centre, with its mainline railway station and array of shops, restaurants, and amenities, is just a short drive away. The location also offers excellent access to the Quantock Hills Area of Outstanding Natural Beauty, as well as local schools and transport links.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312934 - 0004

Tenure:Freehold EPC Rating: Exempt

view this property online connells.co.uk/Property/TTN312934



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk