

for sale

£96,000



Boles Road Bishops Lydeard Taunton TA4 3FG

A rare and exciting opportunity to acquire a 40% SHARED OWNERSHIP starter home Built by David Wilson Homes and residing in a popular cul-de-sac in the SOUGHT-AFTER village of Bishops Lydeard. An early viewing is strongly RECOMMENDED to avoid missing out.



Boles Road Bishops Lydeard Taunton TA4 3FG

Front Door

Leading to...

Vestibule

An open-plan space through to the...

Living Area / Kitchen

28' 4" x 11' 6" max plus cupboard (8.64m x 3.51m max plus cupboard)

Dual-aspect double glazed windows to front and rear. Radiators. Measurements exclude a useful understairs cupboard. The kitchen itself is equipped with a comprehensive range of wall and base-mounted units with rolltop work surfaces including a one and a half bowl sink and drainer with mixer tap, integrated electric

oven with hob, splashback and cooker hood over. Recesses include space and plumbing for an automatic washing machine and further recess for a freestanding fridge/freezer. The wall-mounted boiler is neatly housed inside one of the wall units.

Outer Lobby

Double glazed door providing access to outside. Radiator.

Cloakroom

Suite comprising low-level WC, wash hand basin with mixer tap and splashback tiles. Radiator. Extractor fan.

First Floor Landing



Bedroom One

14' 10" x 12' 5" (4.52m x 3.78m)

Double glazed window to rear. Radiator. Attic hatch.

Bedroom Two

14' 10" max into wardrobe x 11' 5" max (4.52m max into wardrobe x 3.48m max)

Double glazed window to front. Radiator. Built-in overstairs wardrobe.

Bathroom

Suite comprising low-level WC, pedestal wash hand basin, bath with shower panel, mixer tap and integral shower over. Partial tiling. Extractor fan. Heated towel rail.

Rear Garden

An enclosed garden laid to patio and lawn with rear pedestrian access and a useful wooden storage shed.

Parking

Two allocated parking spaces to the front of the property.

Agents Note

There is an option to buy at the whole market value of £240,000, or staircase up to a higher percentage share in the future: please consult our sales team for further information.





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

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 TAUNTON TA1 3PR

Property Ref: TTN313236 - 0008

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/TTN313236

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

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