

for sale

£300,000



## Kings Yard Bishops Lydeard Taunton TA4 3LE

Set in a peaceful CUL-DE-SAC in a MUCH FAVOURED RESIDENTIAL AREA on the north-eastern edge of Taunton, this well-proportioned and neutrally decorated **THREE BEDROOM DETACHED FAMILY HOME** is offered to the market with **NO ONWARD CHAIN** and benefits from **OFF-ROAD PARKING** and **GARAGE**. Viewing is Recommended



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# Kings Yard Bishops Lydeard Taunton TA4 3LE

## Front Door

Leading to...

## Entrance Hall

A welcoming entrance hall with a radiator and an integrated storage cupboard housing the boiler. Doors leading into...

## Kitchen / Dining Room

A light and airy, open-plan kitchen/diner fitted with a range of oak shaker-style wall and base units, complemented by work surfaces and tiled splashbacks. The kitchen features a stainless-steel sink with drainer and mixer tap, a built-in double oven with gas hob and stainless-steel extractor hood over, along with space and

plumbing for appliances. The dining area provides ample space for a family table and benefits from a radiator and double patio doors opening out to the rear garden.

## Office

A good-sized and versatile room, currently used as a home office, with a window to the front providing natural light and a radiator for heating. This flexible space could equally serve as a study, playroom, hobby room or snug, depending on individual requirements.

## Cloakroom

Fitted with a low-level WC and wash hand basin with chrome mixer tap, complemented by a mirror over and a tiled splashback with display shelf. Finished in neutral décor and benefitting from a



radiator.

## First Floor Landing

### Lounge

A spacious and comfortable lounge, finished in neutral décor and offering ample room for a full range of living room furniture. Naturally bright with two double-glazed windows overlooking the rear, the room also benefits from a radiator and carpeted flooring throughout.

### Bedroom One

A well-proportioned double bedroom enjoying a bright front aspect double-glazed windows. The room is finished in neutral décor and benefits from carpeted flooring, a radiator, and an integrated wardrobe providing useful hanging and storage space.

### En-Suite

Fitted with a fully tiled shower enclosure with thermostatic shower, low-level WC and pedestal wash hand basin with chrome mixer tap. Complemented by tiled splashbacks, a glass shelf and a frosted double-glazed window providing natural light and ventilation. Finished with wood-effect flooring.

## Second Floor Landing

### Bedroom Two

A delightful top-floor double bedroom with characterful sloping ceilings, creating a cosy yet spacious feel. The room benefits from a double-glazed window providing plenty of natural light, along with a radiator and carpeted flooring. A built-in wardrobe with mirrored doors offers excellent hanging space and additional storage.

### Bedroom Three

Another good size double bedroom featuring characterful sloping ceilings and a Velux-style roof window providing natural light. The room is finished in neutral décor and benefits from a radiator and carpeted flooring, making it ideal as a guest room, children's bedroom or hobby space.

### Bathroom

A well-appointed bathroom fitted with a panelled bath with thermostatic shower over and glass shower screen, low-level WC and wash hand basin with chrome mixer tap. The room is complemented by fully tiled walls with a decorative border, a mirror and shelving, wood-effect flooring, and a double-glazed window providing natural light and ventilation.

### Outside

#### Front Garden & Parking

The property enjoys excellent kerb appeal with a low-maintenance gravelled front garden, while to the right-hand side of the property a driveway provides off-road parking and leads to the garage. The garage benefits from lighting and useful fitted shelving, offering excellent storage and practicality.

#### Back Garden

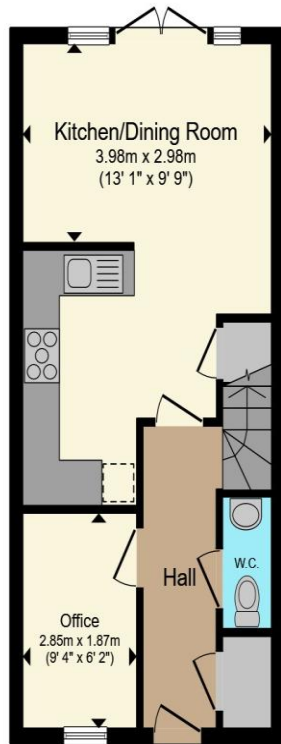
An enclosed south-facing rear garden, mainly laid to gravel with a paved pathway and well-stocked raised beds and borders. The garden is bounded by timber fencing and includes a rear access gate, creating a pleasant and private space for outdoor seating, relaxing and low-maintenance gardening.

### Lettings

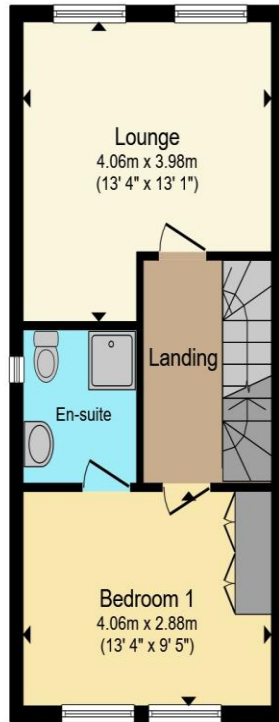
For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price.



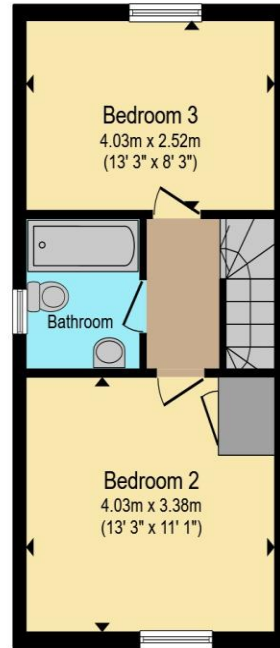




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 107.1 m<sup>2</sup> (1,153 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref: TTN313180 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: D

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