



14 Four Acre Mead

14 Four Acre Mead, Bishops Lydeard, Taunton, TA4 3NW



Taunton Town Centre 5.5 miles,
Wiveliscombe 8 miles

A two-bedroom detached bungalow, with garage, parking and garden, with easy access to local amenities

- Detached bungalow
- Popular village location
- Sitting room
- Kitchen/dining room
- Two bedrooms
- Shower room with wc
- Garage and parking
- Gardens front and rear
- Council Tax band C
- Freehold

Guide Price £295,000



SITUATION

The village of Bishops Lydeard provides a range of amenities including a primary school, further range of shops, health centre and pharmacy, church and another public house, and is of course home to the famous West Somerset Steam Railway. The village lies approximately 6 miles from Taunton, as well as being a convenient distance from the nearby Quantock Hills, providing excellent open countryside for walking, riding and mountain biking.

DESCRIPTION

Located in the highly desirable village of Bishops Lydeard, this two-bedroom detached bungalow offers comfort and convenience, with easy access to local amenities. The property benefits from an extended layout, featuring a spacious kitchen/diner, and a peaceful garden.

ACCOMMODATION

Internally, the bungalow opens into an entrance hall. The sitting room, located at the front, enjoys natural light and offers a cozy setting for family gatherings. The kitchen/diner is fitted with a range of base and wall units, featuring roll-edge work surfaces, splashbacks, and space for appliances. A stable door leads out to the rear garden, creating a seamless flow between indoors and outdoors. The hallway leads to two bedrooms, one with fitted wardrobe, a shower room with wc and an airing cupboard which houses the central heating boiler.

OUTSIDE

Externally, the property offers a peaceful, low-maintenance garden at the rear, with a spacious patio area ideal for alfresco

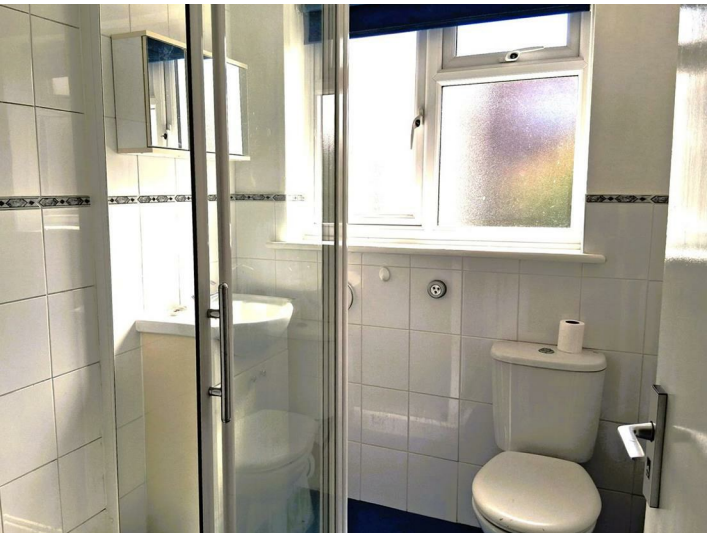
dining. A detached garage provides additional storage space with rear access. To the front the garden is laid to lawn with a flower border and there is off-road parking for two cars.

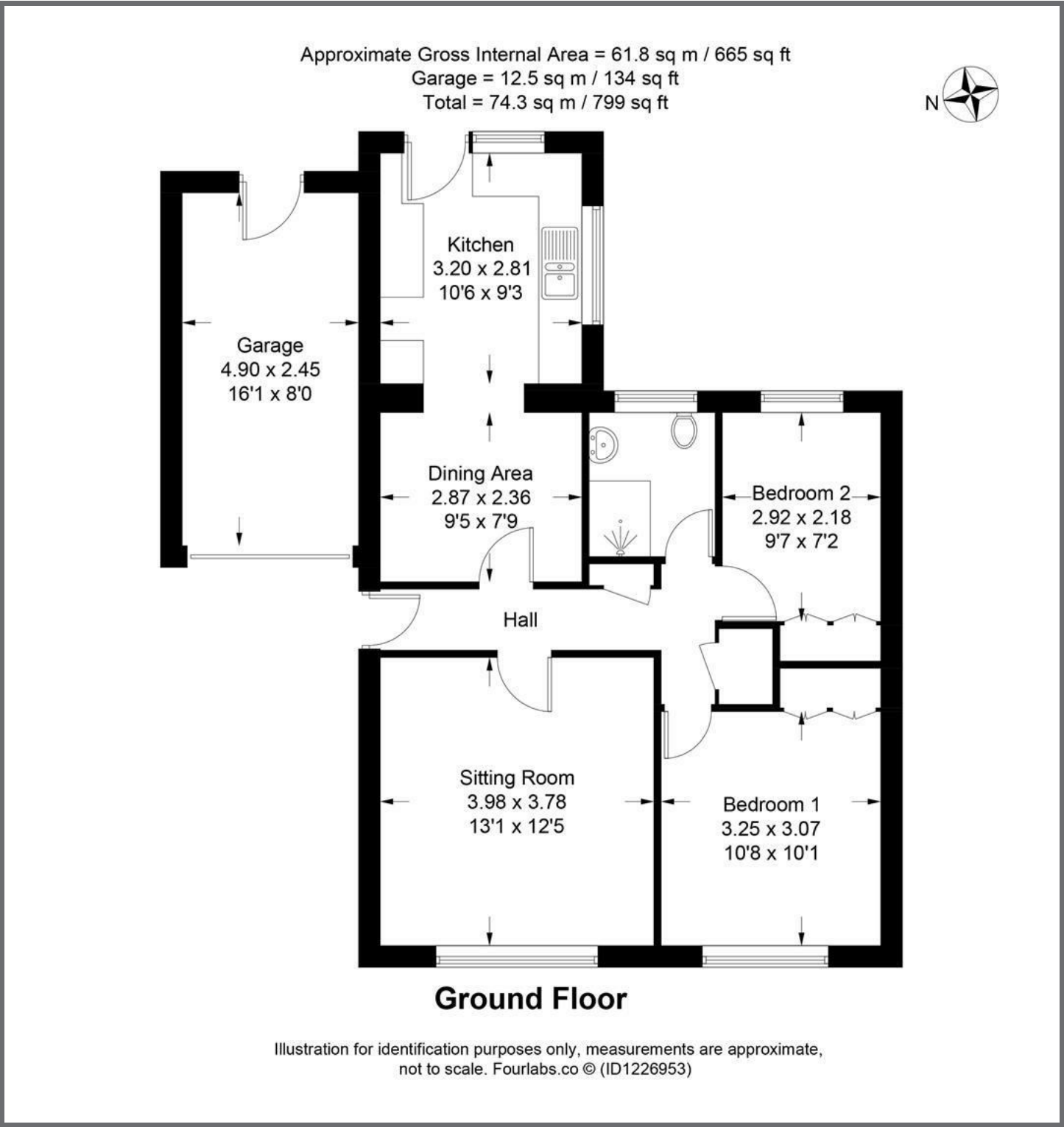
SERVICES

Mains drainage, water, electricity, gas. Gas central heating. Superfast broad band available (Ofcom), Mobile signal good outdoors (Ofcom) Please note the agents have not inspected or tested the services.

DIRECTIONS

From Taunton head out of town on the A358 towards Minehead. Bear right into Bishops Lydeard when indicated and take the second right into Hither Mead. Remain on this road around the bends and Four Acre Mead can be found on the right hand side then the property can be identified on the right hand side by the Stags For Sale board.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	85
(81-91) B	
(69-80) C	68
(55-68) D	
(39-54) E	
(21-38) F	G
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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