



5 Taunton Road



**STAGS**

# 5 Taunton Road

Bishops Lydeard, Taunton, TA4 3LW

A superbly refurbished and extended 1930's chalet bungalow situated in the centre of the village with landscaped gardens, garage and off-road parking

- Extended chalet bungalow
- Three bedrooms and family bathroom
- Landscaped rear gardens
- Popular village location
- Freehold
- Beautifully presented throughout
- Open plan kitchen/dining/family room
- Off road parking and garage
- Council Tax band

Guide Price £445,000

## SITUATION

The property is situated just off Gore Square within the village which has a Chinese takeaway at this end of the village, as well as the Lethbridge Arms and local garage. The village also provides a range of amenities including a primary school, further range of shops, health centre and dispensary, church and another public house, and is of course home to the famous West Somerset Steam Railway with brewery. The village lies approximately 6 miles from Taunton, served by a regular bus service, as well as being a convenient distance from the nearby Quantock Hills, providing excellent open countryside for walking, riding and mountain biking.

## DESCRIPTION

5 Taunton Road is a superbly extended and refurbished chalet bungalow situated on a good sized plot in the centre of the popular village of Bishops Lydeard. There is ample off road parking and garage with gardens to the front and rear. The accommodation is versatile and well proportioned and has been refurbished throughout and includes a substantial extension.



## ACCOMMODATION

The accommodation includes entrance hallway with turning staircase to first floor and door to ground floor accommodation. The sitting room centres upon a traditional period tiled open fireplace with exposed wooden floorboards and bay window to the front. The ground floor bedroom mirrors the sitting room and also has a bay window to the front. The extension opens up the dining room and kitchen which run along the back of the house. The dining area has an original open fireplace with inset wood burning stove and range of built in wardrobes. The tiled floor extends through to the open plan living area which includes bi-fold doors which open out onto the rear terrace. The kitchen is fitted with a range of matching wall and base units. There is space for a range cooker with extractor hood over, plumbing and space for washing machine and worktops with inset single drainer sink.

Also on the ground floor is a recently fitted shower room with tiled walls, enclosed double shower cubicle, wc and wash basin with cupboard under.

On the first floor there are a further two double bedrooms and a fitted bathroom which includes a double ended bath, wc with concealed cistern and wash basin with cupboard under.

## OUTSIDE

To the front of the house is a tarmac driveway which provides parking for a number of vehicles and runs along the side of the house to the detached single garage. The front garden is laid to lawn and includes a number of specimen trees and shrubs. At the back of the house is a substantial decking area with pergola with climbing roses, a pathway to the bottom of the garden which leads to a vegetable patch and seating area. The back garden is predominantly laid to lawn with borders, shrubs and trees.

## AGENT'S NOTE

There is a shepherd's hut that is available by separate negotiation and makes a useful study room/play area which includes a wood burning stove and electric supply.

## SERVICES


## DIRECTIONS

From Taunton take the A358 in a northerly direction towards Williton Minehead from the Cross Keys roundabout, continue for some distance, whereupon you take the first right turn signposted at Bishops Lydeard, follow this road into the village. On approaching Gore Square, the property can be found on the right hand side.



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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