



3 Brendons





# 3 Brendons

Bishops Lydeard, Taunton, Somerset, TA4 3LU

Taunton 5 Miles

An impressive modern detached house situated in a popular cul-de-sac close to the village

- Well presented detached house
- Kitchen/breakfast room
- Three double bedrooms, two en-suite
- Enclosed garden to rear
- Council Tax band D
- Living room with French doors
- Study and cloakroom
- Fourth bedroom and family bathroom
- Garage and off road parking
- Freehold

Guide Price £400,000

## SITUATION

Brendons is a popular cul-de-sac situated in the southern side of the village of Bishops Lydeard and is ideally placed within walking distance of the local shop, Lethbridge Arms pub, petrol station, doctor's surgery and pharmacy. Taunton Town Centre is a short drive away and provides an excellent range of shops, bars and restaurants, high street banks and schooling. The M5 motorway is nearby either at junction 25 or 26. There is also a mainline railway station giving excellent intercity links in the centre of the town.

For rural pursuits the Brendon, Blackdown and Quantock Hills lie within easy reach and further east The Exmoor National Park provides excellent walking, riding and cycling routes.

## DESCRIPTION

3 Brendons is a well-proportioned, modern detached village house, which offers extremely spacious and attractive accommodation arranged over two floors and includes gas fired central heating and modern double glazing.





## ACCOMMODATION

The front door leads to the entrance hallway with turning staircase to the first floor, door to downstairs wc. The kitchen/breakfast room is fitted with a range of Shaker style wall and base units with roll edge worktops, 1.5 bowl sink unit, built in oven, hob with extractor hood over, window to side, door to parking area. There is an open plan living/dining room with French doors opening out onto the rear garden. There is a separate study with double glazed window to side.

On the first floor there are four bedrooms, three of which are doubles with fitted wardrobes, the master and one other with en-suite shower rooms. There is also a family bathroom with corner bath, wc and washbasin.

## OUTSIDE

At the front of the property there is a brick paved parking area with planted flower border to the front. There is a further parking area and access to the single garage with up and over door. The rear garden has a deep paved patio area with the main area of garden laid to lawn with planted herbaceous borders and specimen trees and shrubs.

## SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Ultrafast broadband available (Ofcom), Mobile signal likely available indoors and outdoors (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

From Taunton take the A358 to Minehead and at the Cross Keys roundabout take the second exit and continuing towards Minehead. Continue on this road and at the roundabout take to the second roundabout and then take the next right onto the village at Taunton Road. Proceed on this road for a short distance and Brendons can be found on the left-hand side and number 3 can be identified by a 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk  
01823 256625

Approximate Gross Internal Area = 140.7 sq m / 1515 sq ft  
(Including Garage)

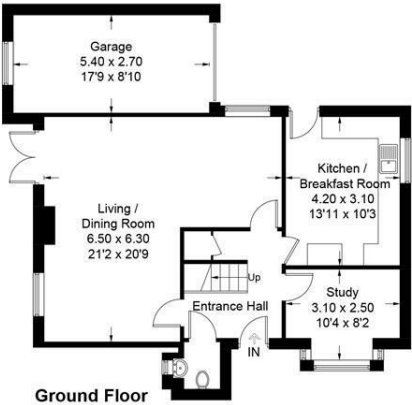
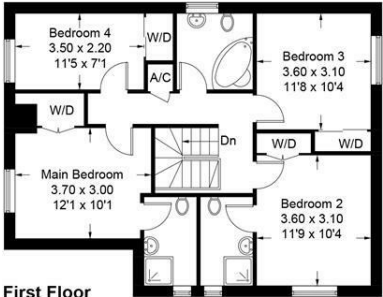


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (ID1214701)