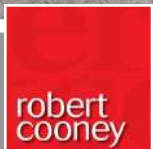




47 Stawell Road Bishops Lydeard, Taunton TA4 3FA



Located in the popular village of Bishops Lydeard within 4.5 miles of the centre of Taunton is this immaculately presented 4 double bedrooomed detached house built by David Wilsons Homes in 2022 with enclosed South West facing garden to rear, garage and driveway parking.





## Features

- Entrance Hall
- Living Room
- Kitchen / Dining Room with AEG oven and French doors to garden
- Utility Room with door to garden
- Office / Playroom
- Cloakroom
- Master Bedroom with fitted wardrobes and Ensuite Shower Room
- 3 further double Bedrooms
- Family Bathroom with separate shower
  
- Enclosed South West facing garden to rear with undercover entertainment area
- Garage and driveway parking
  
- Double glazing
- Gas central heating
- Management charge approx. £100 - £200 pa – to be advised once development complete
- Kingsmead School catchment
- Remainder of NHBC Warranty
  
- Council tax band E
  
- What3words:  
[///playoffs.branch.harmonica](https://www.what3words.com/playoffs.branch.harmonica)







Stawell Road is situated in the popular village of Bishops Lydeard with a wide range of amenities including Church, school, library, health centre, pubs and shops and is approximately 4.5 miles to the centre of Taunton, the County Town of Somerset.

The town is a bustling, forward-looking town with excellent amenities, a good variety of independent and high street shops, distinctive restaurants, cafés, a wealth of history and a wide range of sporting facilities including the County Cricket Ground.

Transport links are easily accessed with the main line railway station linking to London Paddington in less than 2 hours and excellent connections to the M5 motorway at junction 25 on the eastern side of the town and junction 26 at Wellington.

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



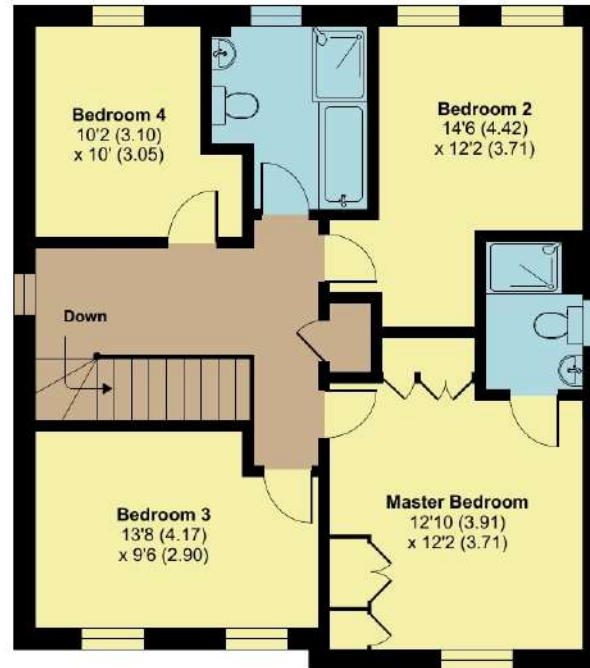
# 47 Stawell Road, Bishops Lydeard, Taunton, TA4 3FA

Approximate Area = 1578 sq ft / 146.6 sq m  
 Garage = 227 sq ft / 21.1 sq m  
 Total = 1805 sq ft / 167.7 sq m

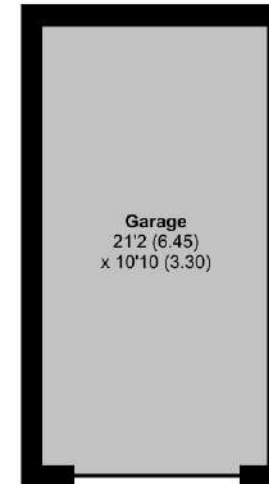
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Viewing strictly through the selling agents:

**Robert Cooney**

Corporation Street, Taunton,  
 Somerset TA1 4AW

Telephone 01823 230 230

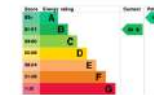
E-mail [taunton@robertcooney.co.uk](mailto:taunton@robertcooney.co.uk)

Website [robertcooney.co.uk](http://robertcooney.co.uk)



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2023. Produced for Robert Cooney. REF: 1154997



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert  
 cooney**

