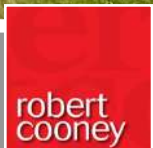


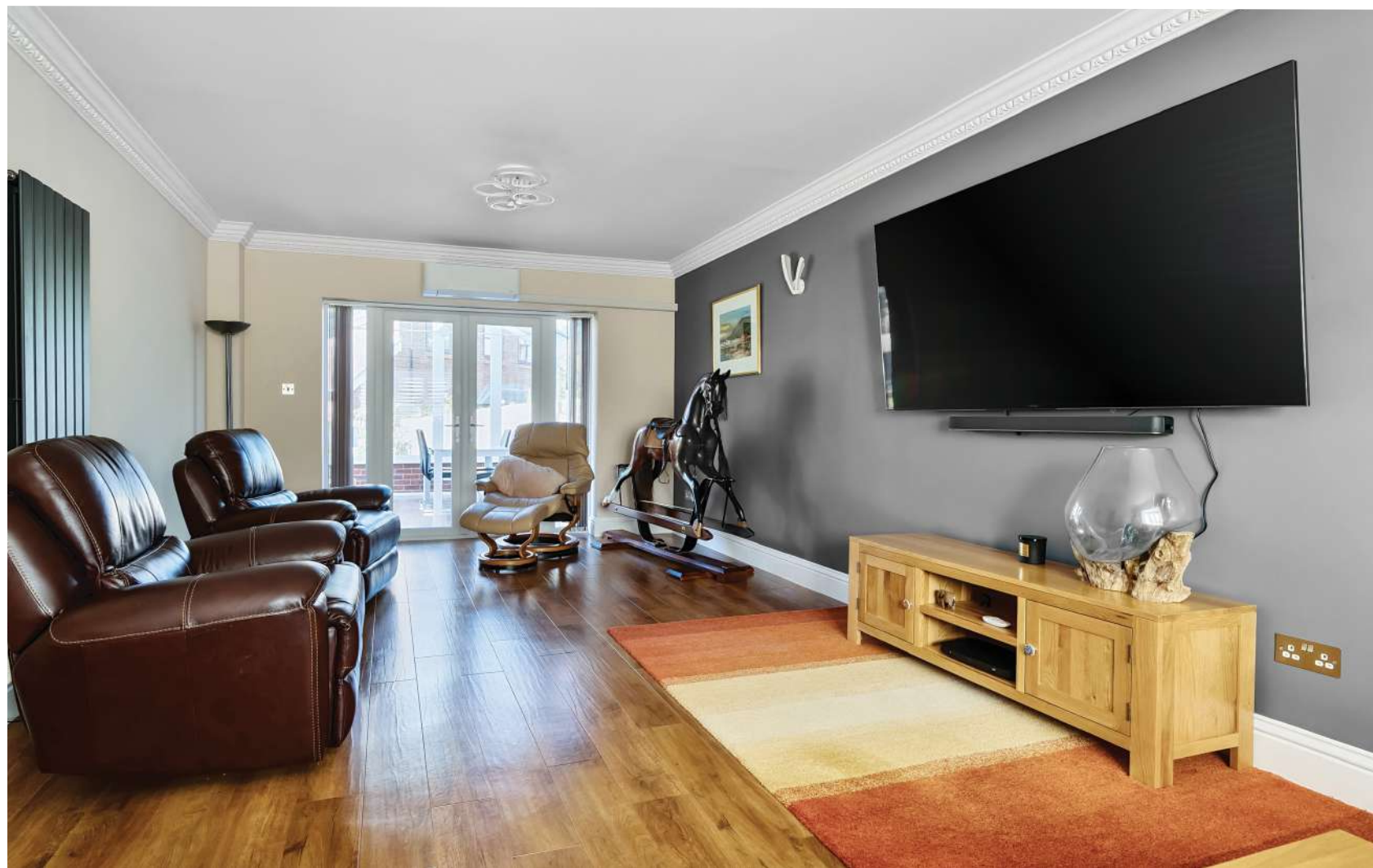


23 Lethbridge Park Bishops Lydeard, Taunton TA4 3QU





A very well presented executive style 4 double bedrooomed detached house on this exclusive parkland development close to Bishops Lydeard and the Quantock Hills with open plan high specification Kitchen / Dining Room, Conservatory leading to the South facing enclosed garden, double garage and ample driveway parking.





Features

- Entrance Hall
- Living Room with doors to
- Conservatory
- Open plan Kitchen / Dining Room with Neff appliances: 2 ovens, Microwave/grill, 2 dishwashers & freezer plus, John Lewis induction hob, larder fridge, MyHotTap, granite worktops & French doors to garden
- Utility
- Office
- Cloakroom
- Landing
- Master Bedroom with Ensuite Shower Room
- Bedrooms 2 & 3 with fitted wardrobes
- Bedroom 4 with fitted wardrobes and Ensuite Shower
- Family Bathroom
- Enclosed South facing Garden with shed and greenhouse with power
- Double Garage with electric up & over door

- Gas central heating
- Airconditioning units (heating and cooling) fitted in Living Room, Master Bedroom, Bedroom 4, Kitchen, Study & Entrance Hall
- Double glazing
- Owned solar panels with Tesla Battery
- Council tax band G
- What3words:
[///invite.resonates.entire](https://www.what3words.com/invite/resonates.entire)







Lethbridge Park is situated close to the popular village of Bishops Lydeard with a wide range of amenities including Church, school, library, health centre, pubs and shops and is just 6.5 miles to the centre of Taunton.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

Taunton also offers a good selection of both state and independent schools including Castle School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.



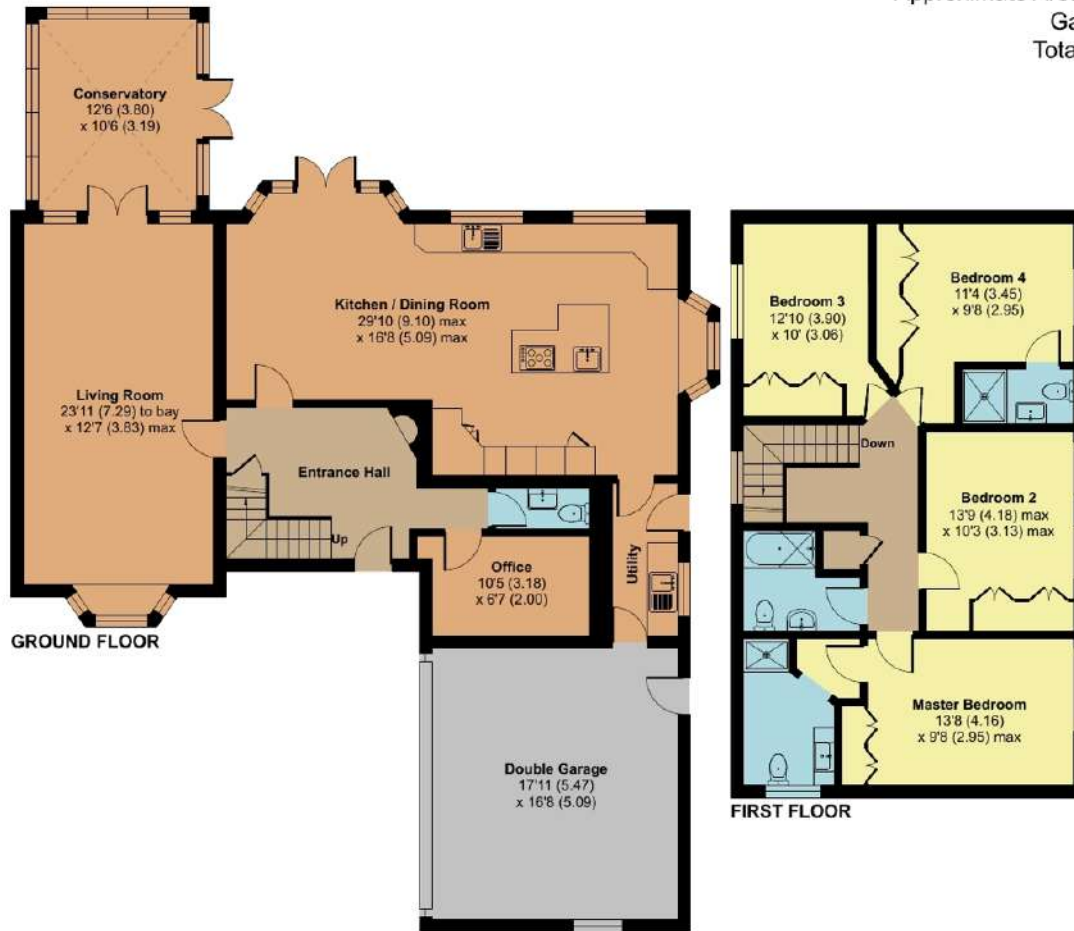
23 Lethbridge Park, Bishops Lydeard, Taunton, TA4 3QU

Approximate Area = 2055 sq ft / 190.9 sq m

Garage = 291 sq ft / 27 sq m

Total = 2346 sq ft / 217.9 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

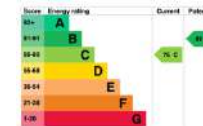
Telephone 01823 230 230

E-mail taunton@robertcooney.co.uk

Website robertcooney.co.uk



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntcocom 2024. Produced for Robert Cooney. REF: 1156671



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**

