



A well presented, extended 4 double bedroomed detached house situated in this popular village at the foot of the Quantock Hills with enclosed garden to rear with countryside views and Summer House, garage and driveway parking. No onward chain.











Features

- Entrance Hall
- Living / Dining Room
- Fitted Kitchen
- Garden Room with door to garden
- Cloakroom
- Master Bedroom
- Bedroom 2 with Ensuite Shower Room
- 2 further double Bedrooms
- Family Bathroom
- Enclosed garden to rear with Summer House
- Garage and driveway parking
- EV charging point
- Gas central heating
- Double glazing
- Council tax band D
- What3words: ///solar.wildfires.headsets





23 Woodridge Mead, Bishops Lydeard, Taunton, TA4 3PQ

Approximate Area = 1381 sq ft / 128.2 sq m Garage = 140 sq ft / 13 sq m Outbuilding = 72 sq ft / 6.6 sq m Total = 1593 sq ft / 147.8 sq m For identification only - Not to scale Bedroom 2 13'9 (4.18) max x 12'10 (3.92) max Summer House 9'6 (2.90) x 7'7 (2.31) Kitchen **OUTBUILDING** Bedroom 3 12'10 (3.92) 11'2 (3.41) max x 8'8 (2.63) x 9'4 (2.85) max **Garage** 17'2 (5.22) x 8'2 (2.50) Living / Dining Room Master Bedroom 22'4 (6.80) max x 15'7 (4.74) into bay 13'5 (4.08) max x 13'2 (4.01) max Bedroom 4 9'1 (2.76) max x 8'10 (2.70) max **GARAGE** FIRST FLOOR Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.

Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton, Somerset TA1 4AW

Telephone 01823 230 230

taunton@robertcooney.co.uk

www.robertcooney.co.uk



Garden Room

13'8 (4.16) x 12'11 (3.93)

GROUND FLOOR

Produced for Robert Cooney. REF: 1340056



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, 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.