



**WILSONS**  
ESTATE AGENTS

21 Wheatstones, Bishops Lydeard, Taunton, TA4 3NS

£330,000



## 21 Wheatstones, Bishops Lydeard, TA4 3NS

Located in a quiet cul-de-sac in Wheatstones, this impressive semi-detached home features four bedrooms, making it an ideal choice for a growing family. The property has been thoughtfully modernised and boasts a well-planned extension that creates a harmonious flow throughout. The kitchen is particularly impressive, showcasing high-quality upgrades and beautiful countertops. Upon entering, you're welcomed by an entrance porch and hallway with a door to the integral garage on your right. The dining room offers a seamless transition into the spacious living room, which is enhanced by patio doors that open to the rear garden.

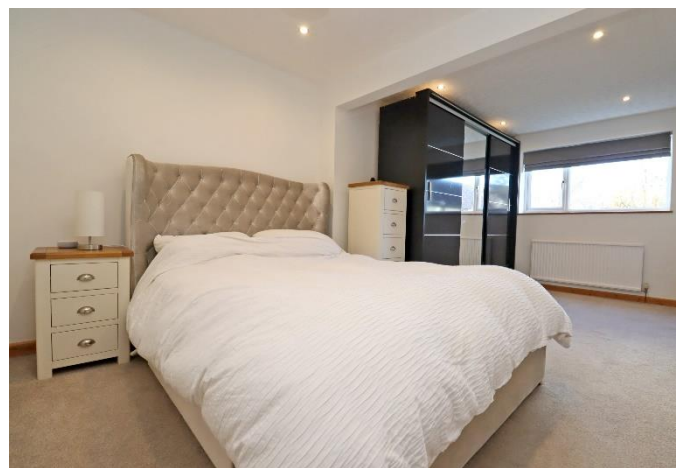
The contemporary kitchen is designed with functionality in mind, featuring a side door and another leading to a convenient cloakroom/WC. The first floor hosts a generously sized main bedroom complete with its own en-suite shower room, along with three additional bedrooms and a family bathroom. The home benefits from double glazing and gas central heating, and it includes a driveway providing off-road parking for two vehicles. The rear garden is a standout feature, offering a larger-than-average L-shaped lawn, enriched by mature flower borders.

### Key Features

- A generous & extended semi-detached house
- Located toward the end of a small cul-de-sac
- 4 bedrooms
- 2 bathrooms
- Modern fitted kitchen and cloakroom/WC
- Garage and driveway
- Larger than average rear garden
- Beautifully presented
- Double glazing and gas central heating
- 15 solar panels providing income



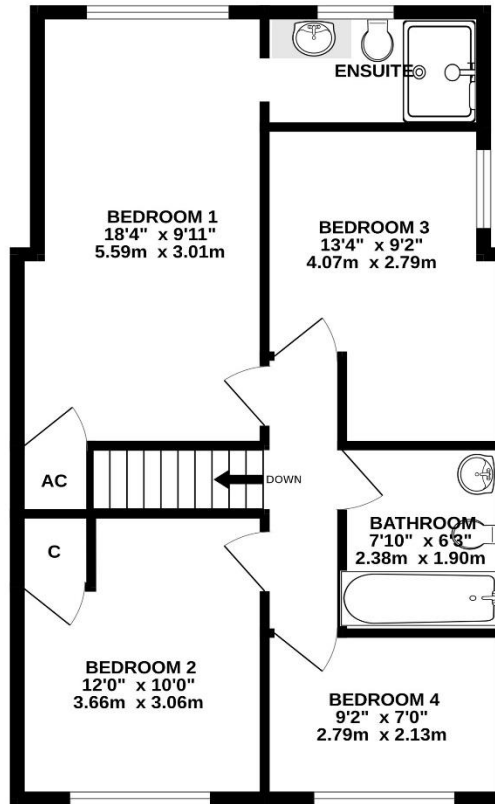
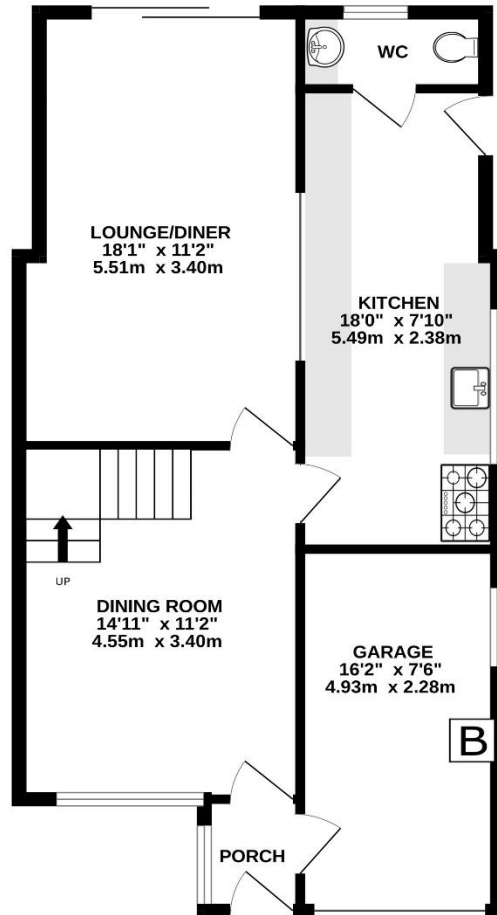




GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR  
623 sq.ft. (57.8 sq.m.) approx.

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**Tenure:** Freehold

**Tax band:** C

**Property Location:**  
what3words///trendy.sideb  
oard.pigment

**Services:** We are advised  
that the property is  
connected to mains  
sewerage, water, gas and  
electricity.

| Score | Energy rating | Score   Energy rating |           | Current   Potential |           |
|-------|---------------|-----------------------|-----------|---------------------|-----------|
|       |               | Current               | Potential | Current             | Potential |
| 92+   | A             |                       |           |                     |           |
| 81-91 | B             | 83 B                  | 85 B      | 85 B                | 85 B      |
| 69-80 | C             |                       |           |                     |           |
| 55-68 | D             |                       |           |                     |           |
| 39-54 | E             |                       |           |                     |           |
| 21-38 | F             |                       |           |                     |           |
| 1-20  | G             |                       |           |                     |           |

TOTAL FLOOR AREA : 1292 sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Part A** - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

|                              |          |
|------------------------------|----------|
| Council Tax / Domestic Rates | C        |
| Asking price                 | £330,000 |
| Tenure*                      | Freehold |

**Part B** - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

|                          |                                                                                                                                                                                   |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property type            | Semi-detached house                                                                                                                                                               |
| Property construction    | Standard construction                                                                                                                                                             |
| Number and types of room | As per floorplan                                                                                                                                                                  |
| Electricity supply       | Mains electricity & Solar panels (roof mounted)                                                                                                                                   |
| Water supply             | Mains water                                                                                                                                                                       |
| Sewerage                 | Mains sewerage                                                                                                                                                                    |
| Heating                  | Gas heating                                                                                                                                                                       |
| Broadband                | <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Cable                                                                                                   |
| Mobile signal/coverage   | <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Voice & data likely on Three – Voice likely on O2 & Vodafone                                            |
| Parking                  | <a href="https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/">https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/</a> |

**Part C** - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

|                                           |                                                                                                                                                                                                     |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building safety                           | Nothing stated on the sellers PIQ form                                                                                                                                                              |
| Restrictions                              | Nothing stated on the sellers PIQ form                                                                                                                                                              |
| Rights and easements                      | Nothing stated on the sellers PIQ form                                                                                                                                                              |
| Flood risk                                | <a href="https://www.gov.uk/request-flooding-history">https://www.gov.uk/request-flooding-history</a>                                                                                               |
| Coastal erosion risk                      | <a href="https://www.gov.uk/check-coastal-erosion-management-in-your-area">https://www.gov.uk/check-coastal-erosion-management-in-your-area</a>                                                     |
| Planning permission                       | Nothing stated on the sellers PIQ form                                                                                                                                                              |
| Accessibility/adaptations                 | Nothing stated on the sellers PIQ form                                                                                                                                                              |
| Coalfield or mining area                  | <a href="https://www.gov.uk/check-if-property-is-affected-by-coal-mining">https://www.gov.uk/check-if-property-is-affected-by-coal-mining</a>                                                       |
| Energy Performance Certificate (EPC)*     | <a href="https://find-energy-certificate.service.gov.uk/energy-certificate/9360-2052-9420-2604-6401">https://find-energy-certificate.service.gov.uk/energy-certificate/9360-2052-9420-2604-6401</a> |
| Including detail of any inescapable costs | Nothing stated on the sellers PIQ form                                                                                                                                                              |



Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.