









## Glanfield Close, Bishops Lydeard, Taunton, TA4 3BH

This well-loved and well-maintained home presents an excellent opportunity to purchase, with the benefit of no onward chain. The accommodation is spread over two floors. The front entrance is conveniently accessed via a practical, lockable car port that also provides entry to the garage and offers valuable extra space for bikes, pushchairs, and utility appliances. Upon entering, you are greeted by a bright, spacious hallway with stairs straight ahead leading to the first floor, and a door to the right opening into the lounge. To the left of the hallway, there is a door into the kitchen, which flows seamlessly into the dining area and then into a double-glazed conservatory, currently used as a second lounge or entertaining space. Upstairs, the property features four bedrooms, with the main bedroom benefitting from a modern en-suite shower room. There is also a separate family bathroom. The house is predominantly double-glazed and equipped with electric heating in various rooms. Externally, the front garden is mainly laid to hardstanding, providing ample off-road parking, enclosed by shrub borders and flowerbeds. The rear garden is a true delight, featuring a raised, level lawn surrounded by mature plants, flowers, and trees, all beautifully maintained. To fully appreciate the size, layout, and location of this lovely family home, an internal inspection is highly recommended.







## Property Features

- A generous size semi detached house
- Mature gardens to front and rear
- Lounge, dining room and conservatory
- Modern kitchen with breakfast area
- 4 bedrooms (main bedroom with dressing area)
- Family bathroom and en suite to main bedroom
- Double glazing
- Car port, garage and driveway
- A lovely home on the edge of this popular village
- No chain

**Tenure:** Freehold

**Tax band:** D

**Services:** The property is connected to mains water, mains drainage, mains electricity.

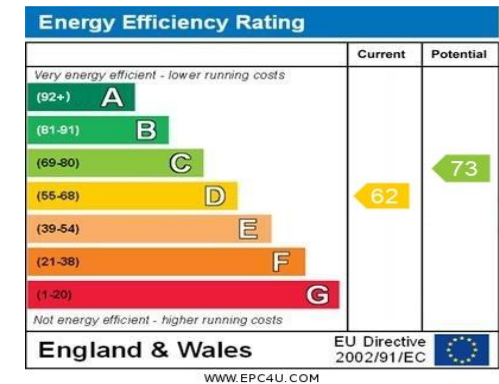
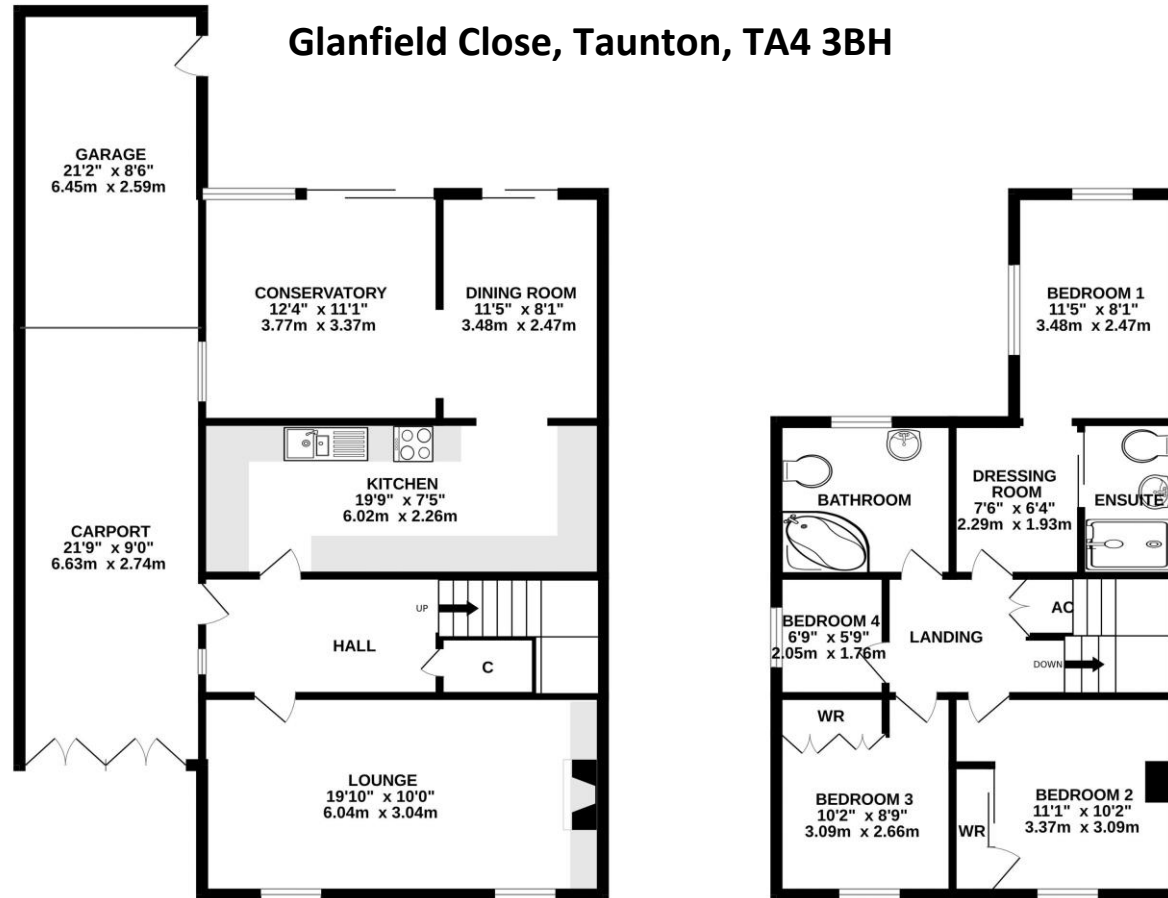
**Property location** What 3 Words [what3words///studio.highlight.robots](https://www.what3words.com/studio.highlight.robots)

## The Location

A generous, traditional-style 4-bedroom semi-detached home nestled in a popular village of Bishops Lydeard where the close-knit community is central to village life where the community have local events such as the most recent street party for VE day. The community truly cares about their village. Situated at the base of the picturesque Quantock Hills. The village features two pubs, a doctor's surgery, a local Co-op for daily essentials, and a primary school, making it an ideal setting for family living. Visitors to the village can also explore the Bishops Lydeard Mill, a working mill with a restored watermill, and experience the thrills of West Somerset Railway's steam locomotives at the Bishops Lydeard terminus. The village is also home to the CAMRA-accredited microbrewery Quantock Brewery.



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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	D
Asking price	£335,000
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	House
Property construction	Brick
Number and types of room	4
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Electric
Broadband	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Superfast
Mobile signal/coverage	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> o2 Likely
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)*	D
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form