

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranties. 4. No responsibility can be accepted for any expenses incurred by whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. All measurements are approximate and have been taken by Nichicom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer. Code of Practice for Residential Estate Agents: Effective from 1 August 2011. 8. Financial Evaluation By At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. The agent has not tested any appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion
Services: Mains water with meter, mains electricity, gas fired central heating.
Local Authority: Somerset Council
Property Location: w3w.co/mocking.forgiven.corrode
Council Tax Band: C
Broadband Availability: Superfast with up to 66 Mbps download speed and 18 Mbps upload speed.
Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - very low. Surface water - very low.

GENERAL REMARKS AND STIPULATIONS:



41 Hamber Lea, TA4 3NJ
 £240,000 Freehold

| | | | |
|---|---|---|----------|
| | | | D |
| 3 | 1 | 1 | EPC |

Wilkie May & Tuckwood

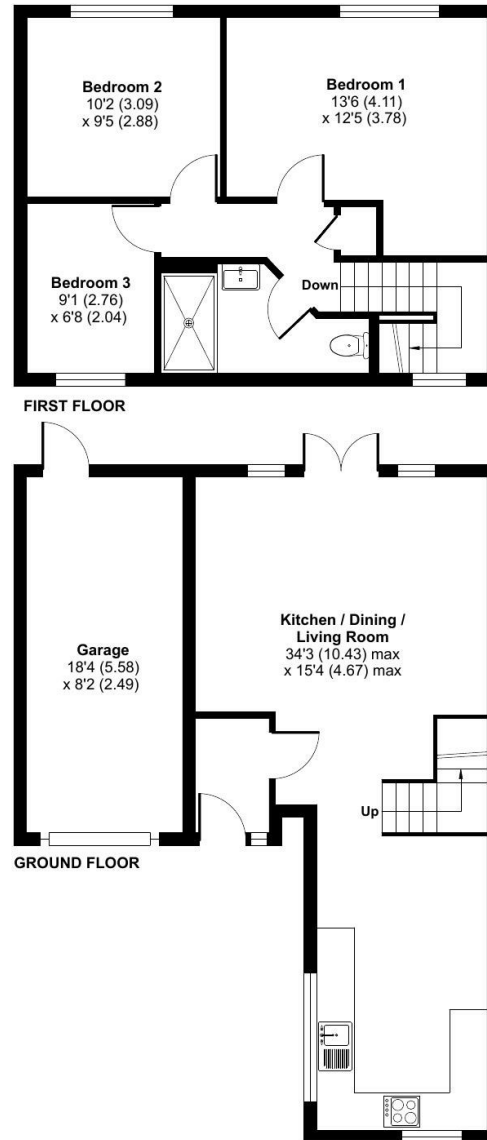
Hamber Lea, Bishops Lydeard, Taunton, TA4

Approximate Area = 869 sq ft / 80.7 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1021 sq ft / 94.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1348279



Description

- Mid Terrace House
- Three Bedrooms
- Popular Village Location
- Open-Plan Living Space
- Gas Central Heating
- uPVC Double Glazing
- Low Maintenance Rear Garden
- Single Garage With Power And Lighting
- Off-Road Parking

Situated in the popular village of Bishops Lydeard, just a short drive from Taunton, this three bedroom mid-terrace home offers a modern open-plan layout with uPVC double glazing, gas central heating, a single garage and off-road parking.



Arranged over two floors, the accommodation begins with a practical entrance porch area leading through to the open-plan ground floor. At the front, a light filled kitchen/dining space features matching wall and base units, electric oven with gas hob, stainless steel sink with mixer tap and space for appliances (washing machine, fridge freezer and slimline dishwasher).

At the rear of the home, the generous living room area is complete with French doors opening to the garden, ideal for everyday living and entertaining. To the first floor are three bedrooms and a contemporary shower room featuring a hand basin, low-level WC, heated towel rail and a walk-in power shower

with both rainfall and handheld attachments.

Externally, the rear garden is predominantly stone laid for easy maintenance, with an additional prepared area ready to be turfed or paved to suit the new owner's preference.

To the front, a driveway provides off-road parking and leads to a single garage, complete with light and power, which can also be accessed via a door from the garden. The village itself provides a good range of everyday amenities, local dining and access to attractive countryside walks.

