



**MILES ESTATE AGENTS**

**17 Hither Mead Bishops Lydeard  
Taunton TA4 3NH £260,000**



A well presented and updated 3 bed semi detached house overlooking the village green in the heart of this ever popular Quantock village, close to its extensive amenities and within good school catchment area. Spacious lounge/dining room with woodburning stove, refitted kitchen and shower room and useful large garage / workshop to rear. Early viewing recommended and NO ONWARD CHAIN. Freehold Council Tax Band C EPC : C.





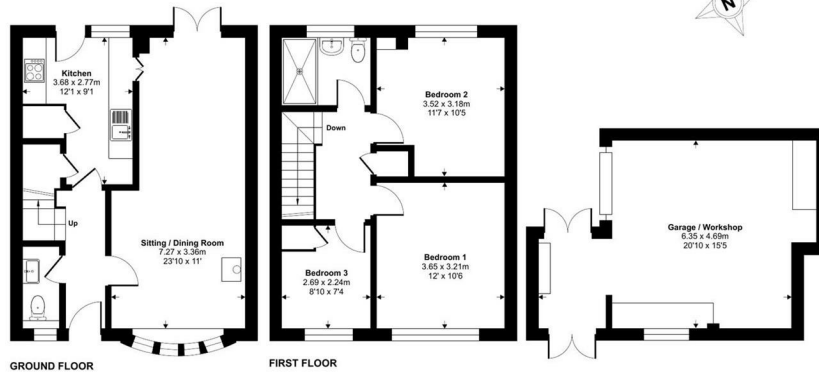
### Features:

- Entrance hall
- Spacious living/dining room with woodburning stove
- Refitted kitchen
- Cloakroom
- 3 good size bedrooms
- Refitted shower room
- Enclosed garden
- Large garage/workshop to rear
- Lovely position  
    overlooking village green
- NO ONWARD CHAIN
- Freehold
- Council Tax Band C
- EPC : C



**Hither Mead, Bishops Lydeard, Taunton, TA4**

Approximate Area = 882 sq ft / 81.9 sq m  
 Garage = 289 sq ft / 26.9 sq m  
 Total = 1171 sq ft / 108.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(95-100) A			
(81-94) B			
(69-80) C			
(55-68) D		70	77
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1382465. © nclhome 2025.



Viewings strictly through the selling agents:

**Miles Estate Agents**

2 Piffin Lane, Bishops Lydeard, Taunton, Somerset, TA4 3AS

**Tel: 01823 470 500**

[lydeard@milesestateagents.co.uk](mailto:lydeard@milesestateagents.co.uk)

[www.milesestateagents.co.uk](http://www.milesestateagents.co.uk)



**rightmove**

**OnTheMarket.com**

**MILES ESTATE AGENTS**

