



16 Webbers



16 Webbers

Bishops Lydeard, Taunton, Somerset, TA4 3QX

Taunton 6 Miles

A well-presented modern two-bedroom house situated near the popular village of Bishops Lydeard.

- Superbly Presented Throughout
- Refitted Kitchen/Breakfast Room
- Refitted Bathroom Suite
- Two Parking Spaces
- Council Tax Band B
- Open Plan Sitting/Dining Room
- Two Bedrooms
- Conservatory
- SUPERB INVESTMENT OPPORTUNITY
- Freehold

Offers In Excess Of £195,000

SITUATION

Webbers is found off of Taunton Road close to the centre of the popular village of Bishops Lydeard. The village itself offers a range of day to day amenities which include public house, convenience store, primary school and church. The County Town of Somerset, Taunton offers an extensive range of shopping, leisure and scholastic amenities as well as access via junction 25 of the M5 motorway. There is also a mainline railway station.

DESCRIPTION

16 Webbers is a well presented and upgraded two-bedroom modern house, situated in a peaceful cul-de-sac just off from the centre of the popular village of Bishops Lydeard with enclosed rear gardens and two off-road parking spaces.



ACCOMMODATION

The accommodation is arranged over two floors and comprises entrance porch with double glazed door opening on to an open plan sitting/dining room with stairs to first floor, front aspect window, oak effect flooring and door leading through to the kitchen/breakfast room. The kitchen has been refitted with a range of modern shaker-style wall and base units and includes marble effect work surfaces with one and a half bowl sink unit, space for cooker, extractor hood over, plumbing space for dishwasher/washing machine, breakfast bar and space for fridge freezer, tiled floor and door leading through to the conservatory with a further door to the rear garden.

On the first floor there is a landing with access to two bedrooms. The first bedroom is a good size having a front aspect window, walk in wardrobe and the second bedroom has a rear aspect window and electric heater. The bathroom has been refitted with a modern suite with panelled bath, low level WC and wash basin, tiled wall, obscured glazed window and fitted shower attached.

OUTSIDE

To the front of the house is a sloping paved pathway leading to the front door. The front garden is laid to gravel for easy maintenance. The rear garden is laid to patio and is enclosed by wooden fencing panels and has rear pedestrian access which leads to two parking spaces situated in a communal parking area.

SERVICES

Mains drainage, electricity, water. Electric heating. Ultrafast broadband available (Ofcom), Mobile signal good outdoors, variable indoors (Ofcom). Please note the agents have not inspected or tested the appliances.

DIRECTIONS

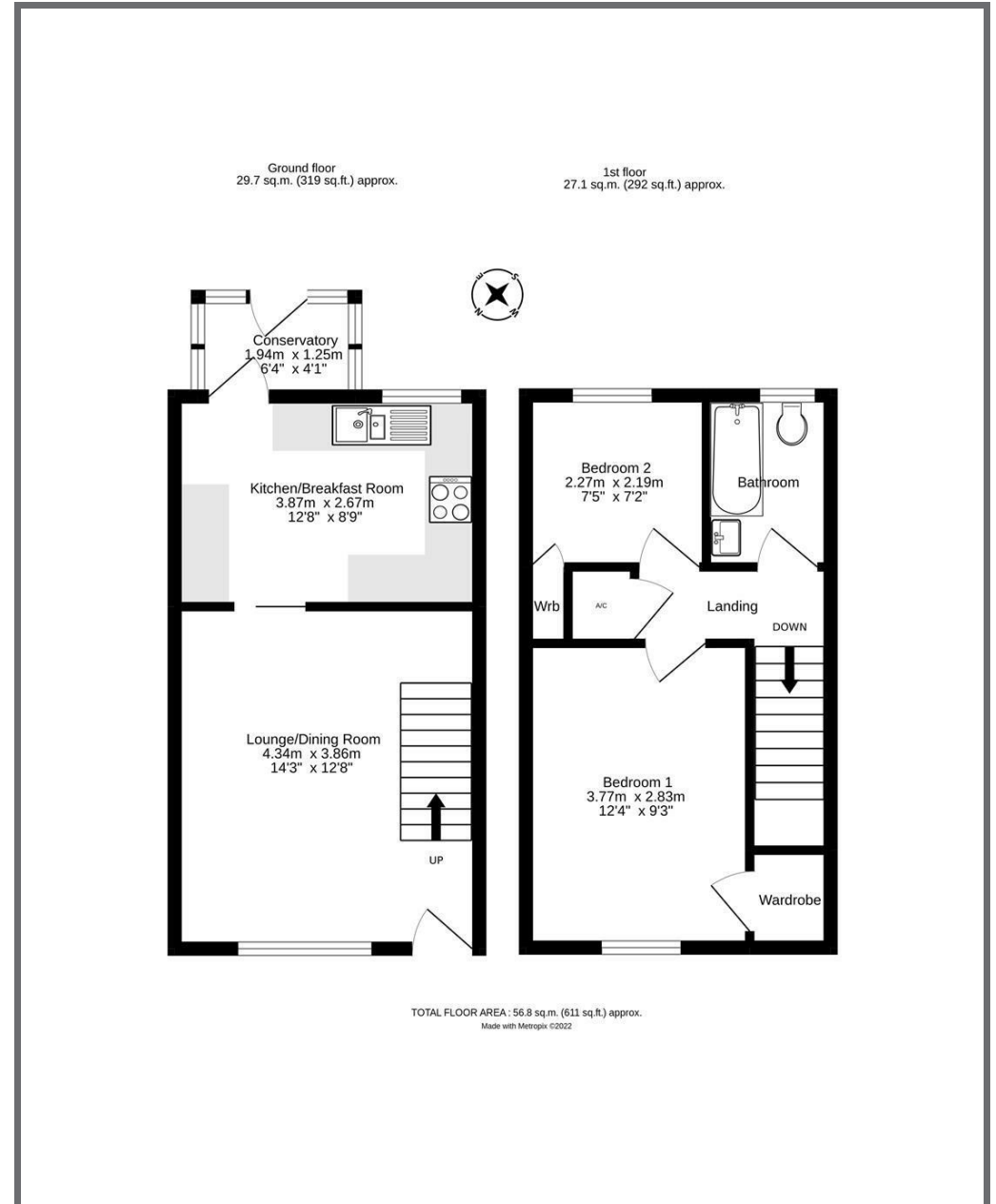
Proceed out of Taunton on the A358 Minehead Road, passing through the Hamlet of Pen Elm, and passing Norton Manor Camp. Continue along this road for a further 2 miles before taking a right hand turn signposted for Bishops Lydeard. Continue along Taunton Road for approximately 500 yards before taking a right hand turn into Webbers where the property can be found after a short distance on the right-hand side.

RESIDENTIAL LETTINGS & MANAGEMENT

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01823 447355.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 93 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 61 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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