

GENERAL REMARKS AND STIPULATIONS:

• The property is offered for sale freehold by private treaty with vacant possession on completion.

• Mains water with meter, mains electricity, sewage treatment plant, drainage, LPG gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: <http://bucks.coverings.quality>

Council Tax Band: B

Broadband Availability: Super Fast with up to 62 Mbps download speed and 12 Mbps upload speed.

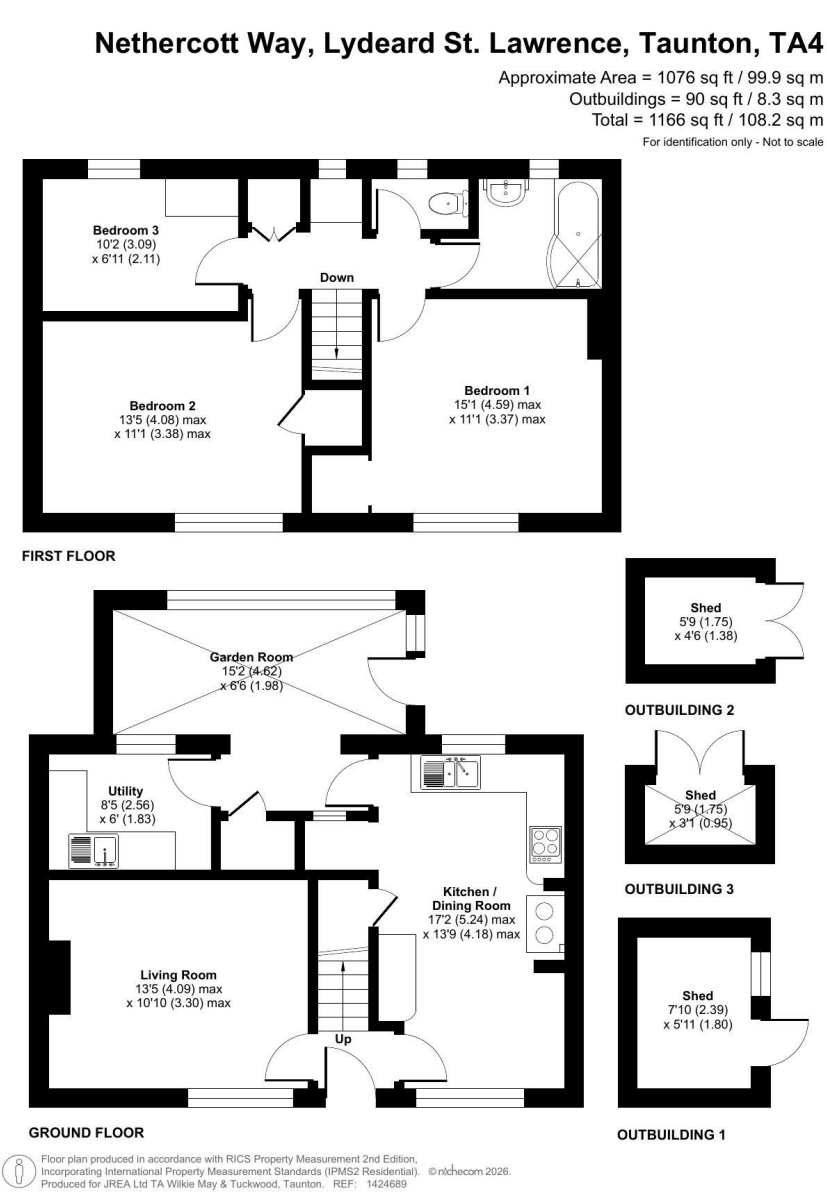
Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>

Flood Risk: Rivers & Sea – very low. Surface water – very low.



**Wilkie May
& Tuckwood**

Floor Plan



Description

- Three Bedrooms
- Mid Terrace Home
- LPG Gas Central Heating
- uPVC Double Glazing
- Village Location
- Exceptional Views
- Enclosed Rear Garden
- Off Road Parking For Two

A three bedroom mid-terrace home situated in the rural village of Lydeard St. Lawrence, enjoying excellent countryside views to both the front and rear.

The property benefits from a well stocked and private rear garden plus a driveway providing off-road parking for two vehicles.

Further features include uPVC double glazing and an LPG gas-fired central heating system, making it a comfortable home in a peaceful countryside setting.



The accommodation comprises in brief; an entrance hallway with stairs rising to the first floor. The living room enjoys a window overlooking the front aspect. The kitchen/dining room is fitted with a range of matching wall and base storage units with work surfaces over, tiled flooring, a solid fuel Rayburn, space for an electric cooker and an under-stairs storage cupboard. From the kitchen, access can be gained into the lean-to conservatory. There is also a useful utility room with a wall-mounted gas boiler and space for an under-counter fridge. On the first floor there are three bedrooms, all enjoying excellent views over open countryside. The

accommodation is completed by a family bathroom comprising a 'P'-shaped bath with shower over and wash hand basin, together with a separate WC. Externally, there is a garden to the front laid to lawn with patio area, greenhouse and two timber sheds. A double width driveway provides off-road parking for two vehicles. To the rear is an enclosed garden with a vegetable patch, lawn and a variety of flower and shrub borders, together with an outside tap and useful shared side access.

