



MILES ESTATE AGENTS

**6 Kings Yard Bishops Lydeard
Taunton TA4 3LE £280,000**



****PRICE IMPROVEMENT****
A well presented and spacious 3 bedroom semi detached house built by David Wilson Homes in 2008, peacefully situated in this ever popular Quantock village with enclosed low maintenance garden and off road parking for 2 cars. Spacious sitting room, lovely kitchen/dining room, En Suite to Master bedroom and useful garden cabin - early viewing highly recommended. Freehold with Estate Management charge of £258.44pa. Council Tax Band C. EPC rating: C.





Features:

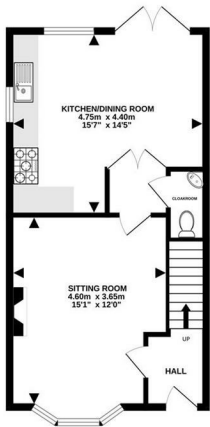
- Entrance hall
- Spacious sitting room
- Lovely kitchen/dining room
- Cloakroom
- Master bedroom with dressing room & en suite
- 2 further good size bedrooms
- Family bathroom
- Enclosed low maintenance garden
- Useful garden cabin
- 2 off road parking spaces
- Freehold
- Council Tax Band C
- EPC : C



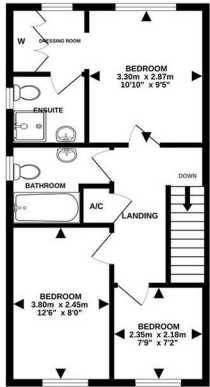
OUTBUILDING
6.7 sqm (72.16 sq ft) approx.



GROUND FLOOR
42.8 sqm (461.16 sq ft) approx.



1ST FLOOR
42.8 sqm (461.16 sq ft) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 91-100 | A | | 90 |
| 81-90 | B | | |
| 71-80 | C | 79 | |
| 61-70 | D | | |
| 51-60 | E | | |
| 41-50 | F | | |
| 1-40 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

TOTAL FLOOR AREA: 92.1 sq.m. (992 sq.ft.) approx.
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Viewings strictly through the selling agents:

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