4 Kings Yard,
Bishops Lydeard, Taunton, TA4 3LE
£389,950 Freehold

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Wilkie May & Tuckwood











GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.
Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY
Property Location: ///paddlers.verve.dockers
Council Tax Band: E
Broadband Availability: Ultrafast with up to 900 Mbps download speed and 900 Mbps upload speed.
Mobile Phone Coverage: https://www.ofcom.org.uk/mobile-coverage-checker
Flood Risk: Rivers & Sea - Very Low. Surface Water - Very Low.
Agents Note: Sales Particulars Correct As Of November 2026

MPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that: 1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract. 2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. 3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. 4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. 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 and prospective purchasers are advised to obtain verification from their solicitor.

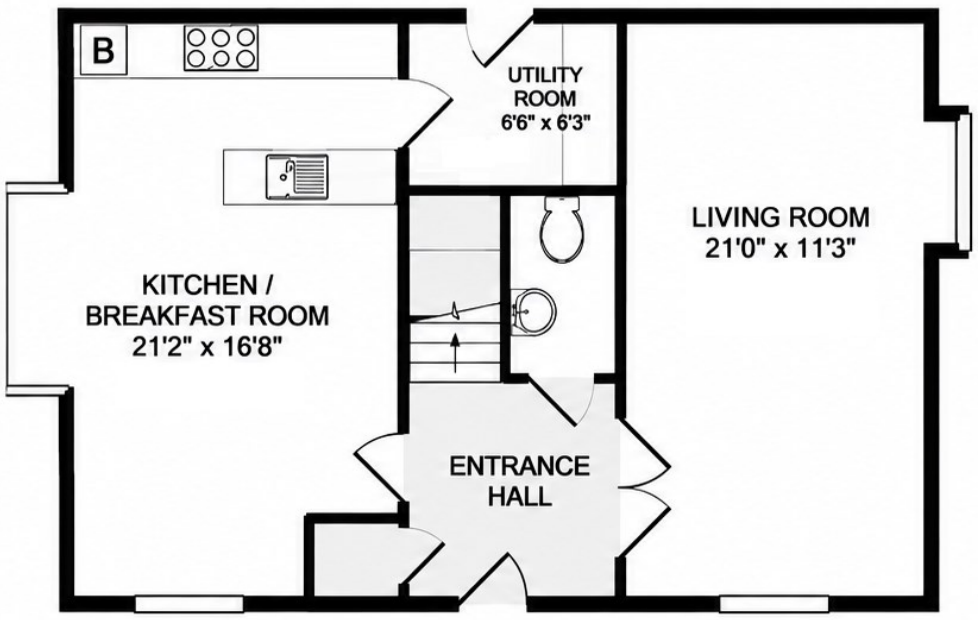
CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed. Payment can be made by card or BACS transfer.

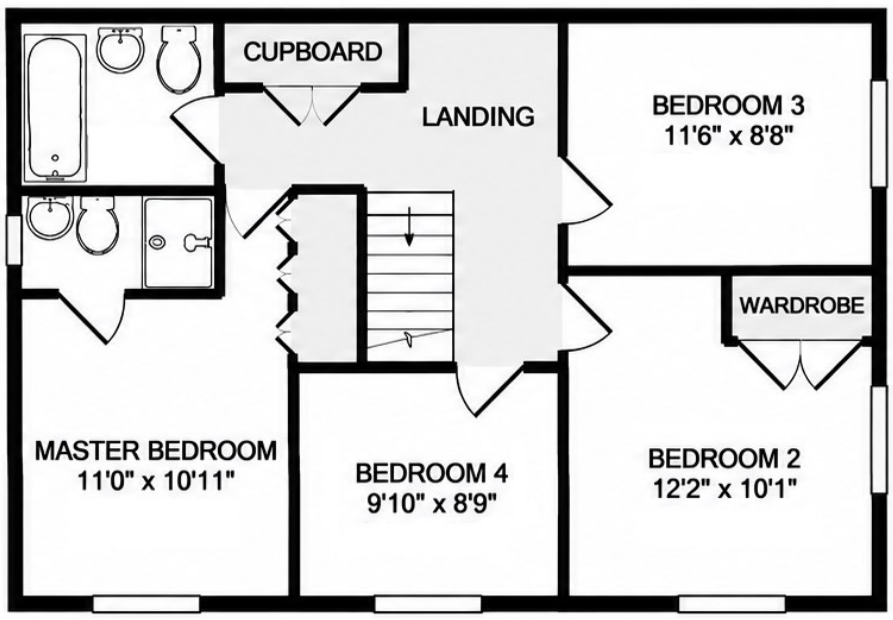
FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

The Property Ombudsman
rightmove
Tel: 01823 332121
Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ
WM&T

Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for ilustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Description

- Four Bedrooms
- Detached Family Home
- Mains Gas Central Heating
- uPVC Double Glazing
- Popular Village Location
- Enclosed Garden
- Single Garage & Off Road Parking
- No Onward Chain

A spacious and modern detached family home, ideally situated within the popular village of Bishops Lydeard. Offering four bedrooms, an enclosed garden, single garage and off-road parking. Further benefits include mains fired gas central heating, uPVC double glazing throughout and the advantage of no onward chain.



The spacious accommodation is arranged over two floors and comprises in brief; an entrance hallway with stairs rising to the first floor and doors leading into the cloakroom, living room and kitchen/dining room. The useful ground floor cloakroom comprises a low level WC and wash hand basin. The living room extends along the entire right hand side of the property, enjoying a uPVC double glazed window to the front and an additional uPVC double-glazed bay window to the side. The spacious kitchen/dining room is fitted with a matching range of wall and base units with work surfaces over, an integrated electric oven, six-ring gas hob with extractor hood above, integrated fridge/freezer and dishwasher. French doors provide access into the rear garden, while a further door leads into the utility room, which benefits from an integrated washing machine and external access to the driveway. Stairs rise to the first floor, where there are four bedrooms. The master bedroom benefits from an en-suite shower room comprising a low level WC, wash hand basin and shower cubicle. The family bathroom completes the internal accommodation and comprises a panelled bath with shower over, low level WC and wash hand basin. Externally, the property enjoys a private rear garden which is not overlooked. The garden is laid predominantly to lawn with a selection of flower and shrub borders. There is also a greenhouse, timber shed and rear access into the single garage, which benefits from power, lighting and an up-and-over door. A driveway in front of the garage provides off road parking for one vehicle.

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