



**WARE & CO**  
estate and letting agents

**5 Stawell Road, Bishops Lydeard, Taunton, TA4 3FA**  
**£330,000**

## 5 Stawell Road

Bishops Lydeard, Taunton

- An immaculately presented three bedroom modern home
- No onward chain
- Highly favoured village location
- Stylish contemporary kitchen/dining room
- Integrated kitchen appliances
- Spacious living room with garden access
- Principal bedroom with ensuite shower room
- Superb modern family bathroom
- Enclosed rear garden
- Drive parking with electric car charging point

**TOTAL FLOOR AREA** 87 sq.m.

**TENURE** Freehold.

**COUNCIL TAX** Somerset Council Tax Band C.  
Charges payable for 2026/27 - £2,161.04

**SERVICES** Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 1800mbps are available and good mobile signal across the four main networks.

EPC Energy Efficiency Rating: B





Situated within the ever-popular village of Bishops Lydeard on the outskirts of Taunton, this beautifully presented three bedroom home was built by the highly regarded developer David Wilson Homes and comes to the market in truly immaculate decorative order throughout. Offering stylish contemporary accommodation, excellent energy efficiency and modern conveniences including an electric vehicle charging point, the property represents an ideal purchase for families, professionals or those seeking a smart village home within easy reach of the county town.

The accommodation is thoughtfully designed and comprises an entrance hall with stairs rising to the first floor and a cloakroom/wc. The well appointed contemporary kitchen/dining room enjoys a dual aspect and is fitted with a range of modern units together with integrated appliances, creating an excellent social and entertaining space. To the rear of the house, the light and spacious living room benefits from doors opening directly onto the rear garden, allowing the outside space to be enjoyed throughout the warmer months. To the first floor, the principal bedroom benefits from fitted storage and an ensuite shower room. There are two further well proportioned bedrooms together with a superb three piece family bathroom fitted with a shower over the bath.

Externally, the property enjoys an enclosed rear garden providing an ideal area for outdoor dining and relaxation. To the rear of the property there is drive parking together with electric pre wiring for a vehicle charging point.

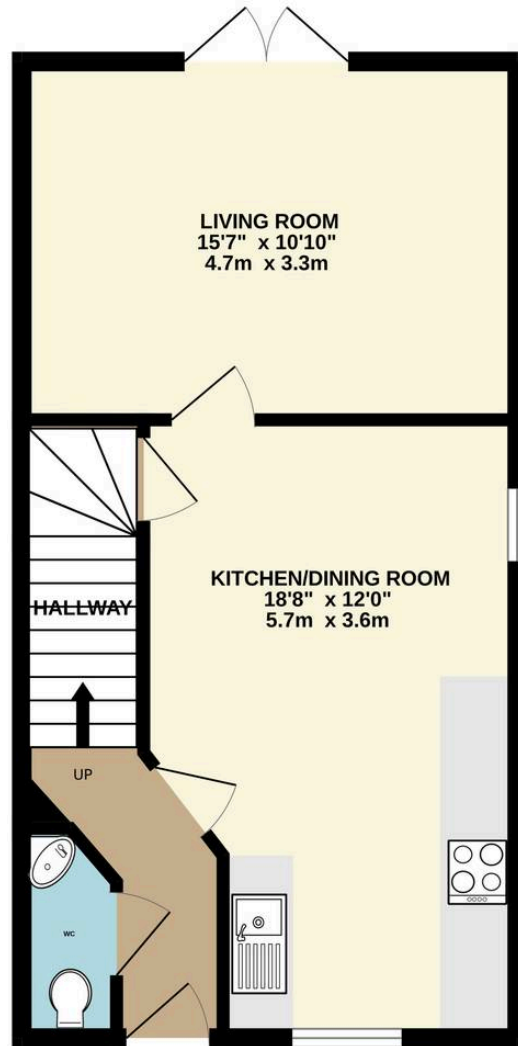
#### THE AREA

Bishops Lydeard is a thriving and highly favoured village situated approximately five miles north west of Taunton. The village offers an excellent range of day-to-day amenities including shops, cafés, pubs, primary schooling, healthcare facilities and regular bus services. Bishops Lydeard is also renowned as the western terminus of the West Somerset Railway and provides convenient access to the beautiful Quantock Hills, an Area of Outstanding Natural Beauty offering superb walking and countryside pursuits.

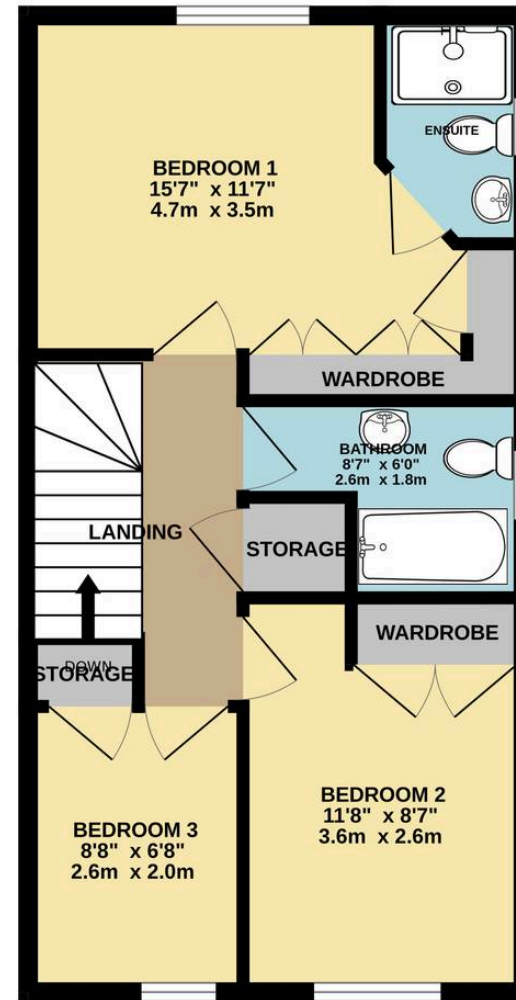




GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative 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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