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

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

Broadband Availability: Superfast with up to 66 Mbps download speed and 18 Mbps upload speed.

Council Tax Band: C

Property Location: www.co/mockingforgiven.corrode

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

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

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

GENERAL REMARKS AND STIPULATIONS:



41 Hamber Lea

Bishops Lydeard, TA4 3NJ

£250,000 Freehold



EPC

Wilkie May & Tuckwood

Floor Plan

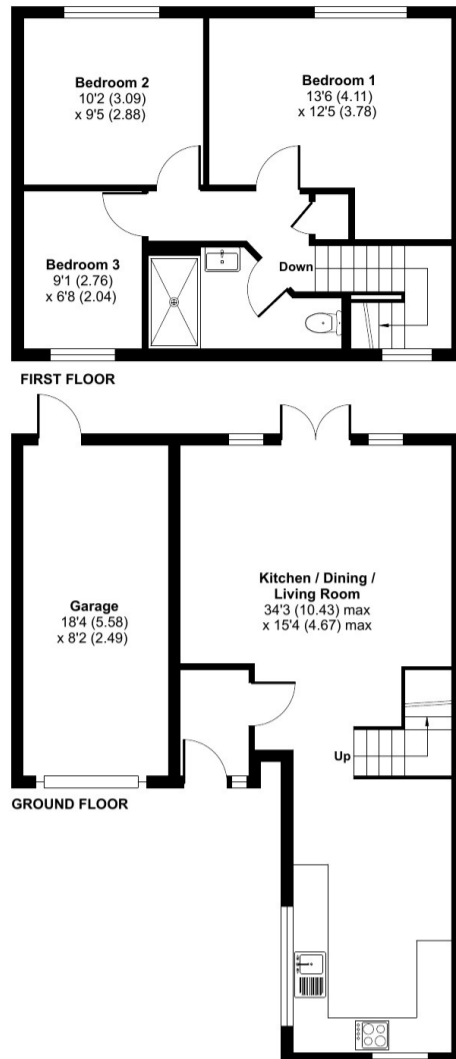
Hamber Lea, Bishops Lydeard, Taunton, TA4

Approximate Area = 869 sq ft / 80.7 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1021 sq ft / 94.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1348279

WM&T

Description

Situated in the popular village of Bishops Lydeard, just a short drive from Taunton, this three-bedroom mid-terrace home offers a modern open-plan layout with uPVC double glazing, gas central heating, a single garage and off-road parking.

The village itself provides a good range of everyday amenities, local dining and access to attractive countryside walks.

- Mid Terrace House
- Three Bedrooms
- Popular Village Location
- Open-Plan Living Space
- Gas Central Heating
- uPVC Double Glazing
- Low Maintenance Rear Garden
- Single Garage With Power And Lighting
- Off-Road Parking



Arranged over two floors, the accommodation begins with a practical entrance porch area leading through to the open-plan ground floor. At the front, a light filled kitchen/dining space features matching wall and base units, electric oven with gas hob, stainless steel sink with mixer tap and space for appliances (washing machine, fridge freezer and slimline dishwasher). At the rear of the home, the generous living room area is complete with French doors opening to the garden, ideal for everyday living and entertaining.

To the first floor are three bedrooms and a contemporary shower room featuring a hand basin, low-level WC, heated towel rail and a walk-in power shower with both rainfall and handheld attachments. Externally, the rear garden is predominantly stone laid for easy maintenance, with an additional prepared area ready to be turfed or paved to suit the new owner's preference. To the front, a driveway provides off-road parking and leads to a single garage, complete with light and power, which can also be accessed via a door from the garden.

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