

## **FOR SALE**

**Guide Price £285,000**

**Spinneyfield,  
Bishops Lydeard,**



**A beautifully presented extended 3 bedroom semi-detached family home situated in a quiet cul-de-sac position in a much sought-after village location, the property is available with no onward chain and is presented in superb decorative order throughout, offering sitting room, a lovely kitchen, family room, a superb family shower room, double glazing, gas central heating, a garage and fully enclosed garden.**

**Viewing strictly by appointment call 01823 336 103**

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

**[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)**

Please respect the sellers privacy and do not make an approach by knocking on the door.

## Ground Floor

### Accommodation

Front door opening to:-

#### Entrance Hall

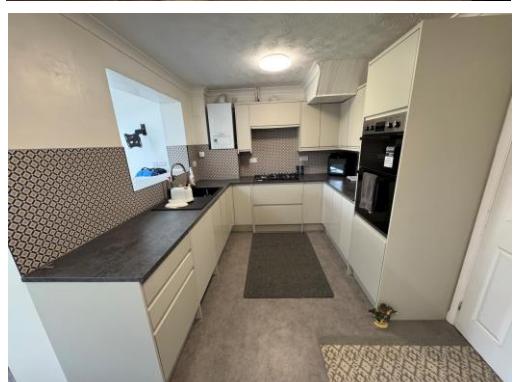
With a double glazed window to the side aspect, stairs to the first floor accommodation, exposed wooden floor, radiator, ceiling light, and door to:-



#### Sitting Room

c.15'1 x 12'4 (4.59m x 3.75m)

With a double glazed window to the front aspect, radiator, under stairs storage cupboard, 2 wall lights and a ceiling light, door to:-



#### Kitchen

c.15'6 x 8'11 (4.67m x 2.71m)

With borrowed light from the family room fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer sink unit with mixer tap and a 4 ring gas hob with extractor cooker hood over, built-in electric double oven, built-in fridge freezer and dishwasher, wall mounted gas boiler for the hot water and central heating, radiator 2 ceiling lights, open plan through to:-



#### Family Room

c.13'3 x 9'4 (4.03m x 2.84m)

With double glazed windows and bi-folding doors to the rear garden, solid fuel burner, 2 double glazed velux windows and a radiator.



## FIRST FLOOR

### Landing

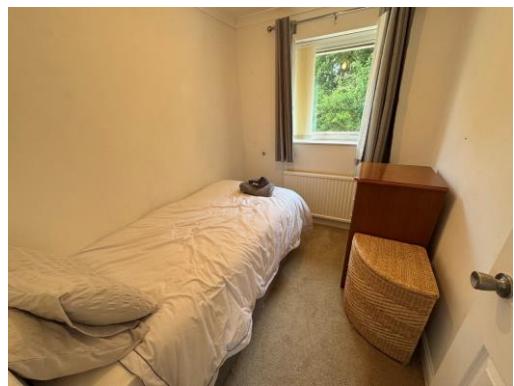
With a double glazed window to the side elevation, access to the loft space which is fully insulated, and has a loft ladder, built-in storage cupboard, ceiling light, doors to:-



### Bedroom 1

c.11'11 x 8'9 (3.63m x 2.66m)

With a double glazed window to the front elevation, radiator, ceiling light.



### Bedroom 2

c.10'2 x 9'1 (3.09m x 2.76m)

With a double glazed window to the rear elevation, built-in wardrobes, radiator, ceiling light.



### Bedroom 3

c.8'1 x 6'6 (2.46m x 1.98m)

With a double glazed window to the front elevation, radiator, ceiling light.



### Family Shower Room

With a double glazed window to the side elevation, a suite comprising of a double shower cubicle, vanity wash hand basin with storage cupboard under, WC, tiling to all walls, heated towel rail and ceiling light.



### Outside

The property offers a garage in a block to the rear, with up and over door, the front garden is fully enclosed with flowerbeds housing a variety of mature shrubs and flowers, the rear garden is also fully enclosed, and offers a patio, there is a lawn with flower bed borders housing a variety of mature trees, shrubs and flowers, rear and side access gates and outside lighting.

### Council Tax Band :- C

Construction :- Brick part rendered under a tiled roof with double glazing.

Utilities :- Mains electric, gas water and drainage.

Flood Risk :- Surface very low, river and sea very low.

Primary School Catchment :- Bishops Lydeard C of E

Secondary school Catchment :- Kingsmead

## Directions

From Taunton head out on the Minehead road from the Cross Keys Public House, turn right for Bishops Lydeard and right again into Hither Mead and right into Spinneyfield.

### Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

