8 Boles Road

STAGS

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Bishops Lydeard, Taunton, TA4 3FG

Taunton Town Centre 5.5 miles

Part of a thriving village community at the foot of the Quantock Hills, this stylish and energy-efficient home offers the perfect blend of modern comfort, countryside living and convenient access to Taunton.

- No Onward Chain
- Views Of The Quantock Hills (AONB)
- Solar Panels With Battery Storage
- Driveway With Two Parking Spaces
- Council Tax Band B
- Family Bathroom & En Suite
- Generous Garden
- Two Double Bedrooms
- Modern Fitted Kitchen
- Freehold

Offers In Excess Of £250,000

SITUATION

Bishops Lydeard is a popular Somerset village situated at the foot of the Quantock Hills, renowned for its strong community, excellent range of amenities and convenient access to Taunton with the mainline railway station only 4.5 miles away. The village offers local shops, public houses, healthcare facilities and schooling, whilst the surrounding countryside provides an abundance of walking, cycling and riding opportunities.

ACCOMMODATION

This attractive property offers stylish, turn-key accommodation throughout and is ideally suited as a first home, downsize purchase or investment opportunity. Having been professionally decorated to a high standard, the property is ready for immediate occupation and the majority of furniture, fixtures and furnishings can be included within the sale.

The accommodation is light and well proportioned, comprising an inviting sitting/dining room providing an excellent space for both everyday living and entertaining. The contemporary kitchen is fitted with a range of modern units and integrated appliances, including a fridge freezer, dishwasher, washing machine and cooker. A cloakroom completes the ground floor accommodation.

On the first floor are two generous double bedrooms, one benefitting from an en-suite shower room, and the other, access to a modern fitted family bathroom, providing a high degree of comfort and convenience.

OUTSIDE

The property enjoys a larger than expected rear garden, principally laid to lawn and complemented by a recently paved terrace, ideal for al fresco dining and entertaining. A useful garden shed provides additional storage.

To the front is private parking for two vehicles together with an electric vehicle charging point. The property further benefits from solar panels and a battery storage system, enhancing energy efficiency and providing the potential for Smart Export Guarantee (SEG) income.

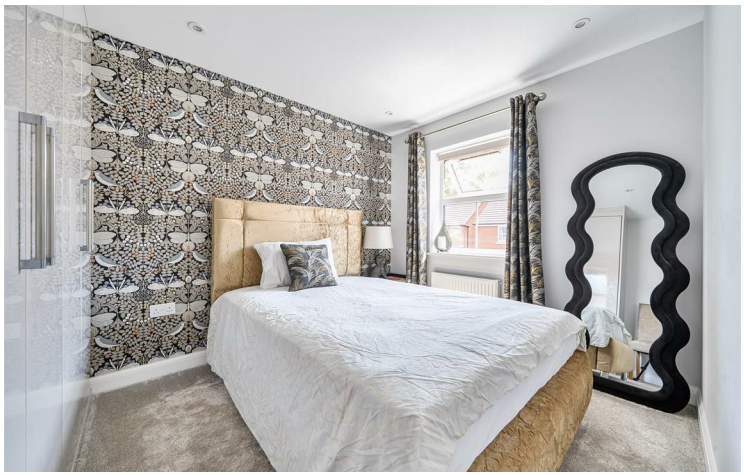
Please note there is an estate management fee to pay which is approximately £225 per annum. We are told the estate management is currently being transferred to a local and well known management company. Please ask the agents for more details.

SERVICES

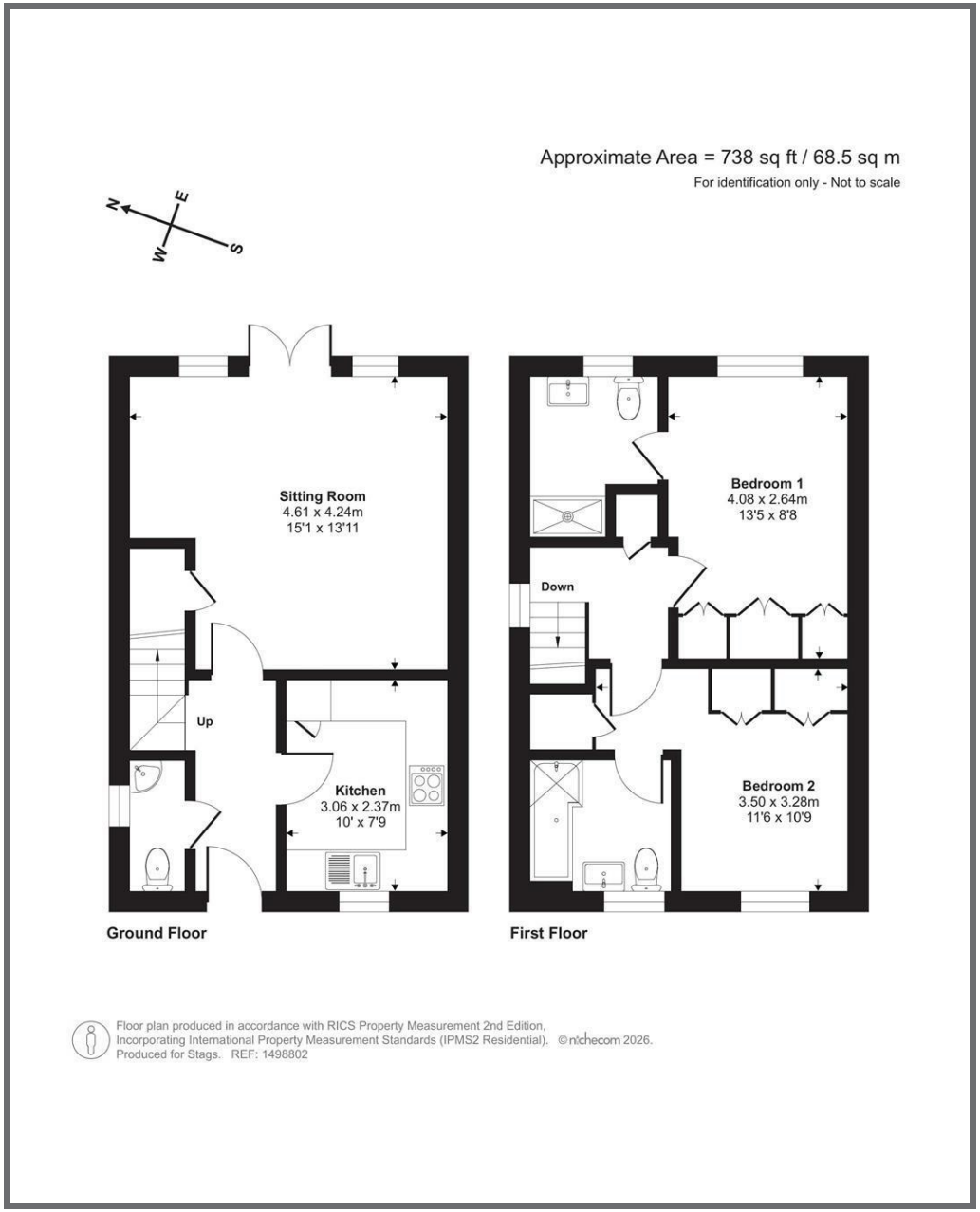
All mains services connected. Gas central heating. Solar panels with battery storage. Electric vehicle charging point. Mobile signal good outdoor and in-home with selected major networks. Standard and ultrafast broadband available (information via Ofcom). Please note the agents have not inspected or tested the services.

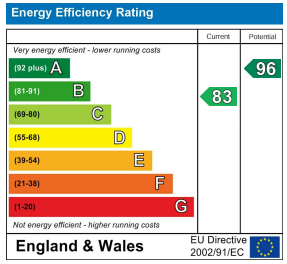
DIRECTIONS

What3words: ///huddled.collides.twin



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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