



# 35 Station Green

Bishops Lydeard, Taunton

- Modern three bedroom semi-detached house
- Edge-of-village position on a popular residential development
- Beautifully presented throughout by the current owner
- Dual aspect living room with excellent natural light
- Open plan kitchen/dining room
- Separate utility room
- Principal bedroom with ensuite shower room
- Driveway parking and garage
- Private enclosed rear garden
- Moments from the West Somerset Steam Railway

**TOTAL FLOOR AREA:** 76 sq.m.

**TENURE:** Freehold

**COUNCIL TAX:** Somerset Council Tax Band C. Charges payable for 2025/26 - £2,060.87

**SERVICES:** Main services of gas, electricity, water and drainage are connected. Broadband speeds of up to 900mbps and good mobile signal across all four main networks.

EPC Energy Efficiency Rating: C





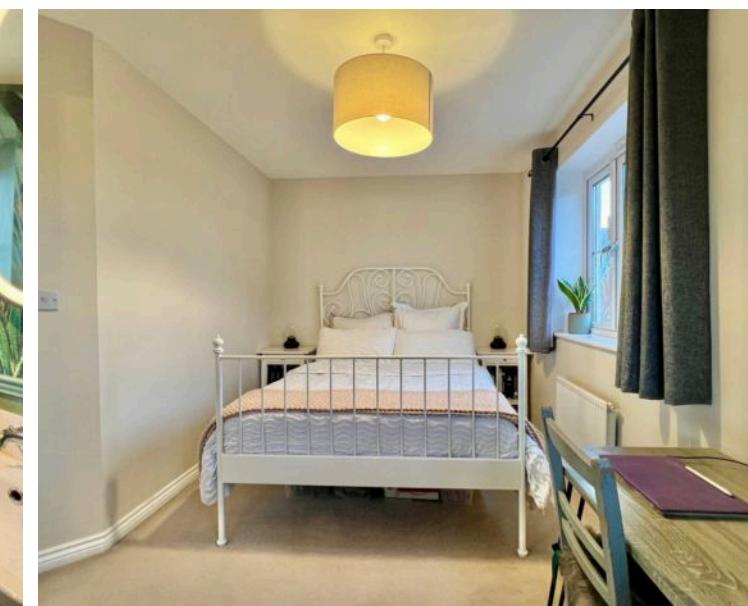
Situated on the outskirts of the ever-popular village of Bishops Lydeard and just moments from the Historic West Somerset Steam Railway, this modern three-bedroom semi-detached home is beautifully presented throughout and offers well-balanced accommodation ideal for contemporary family living.

The property is approached via a driveway providing off-road parking and access to a single garage. Internally, the accommodation is light and well planned, featuring a dual aspect living room and a stylish open plan kitchen/dining room that forms the heart of the home, ideal for everyday living and entertaining. A separate utility room adds further practicality.

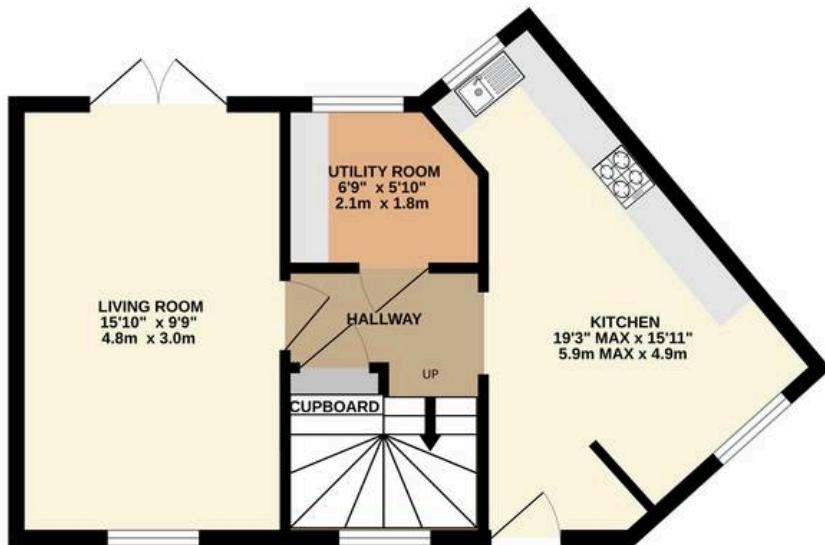
To the first floor, the principal bedroom benefits from an ensuite shower room, complemented by two further good-sized bedrooms and a modern three-piece family bathroom with a shower over the bath.

Externally, the rear garden is private and enclosed, offering an attractive space for outdoor dining and relaxation.

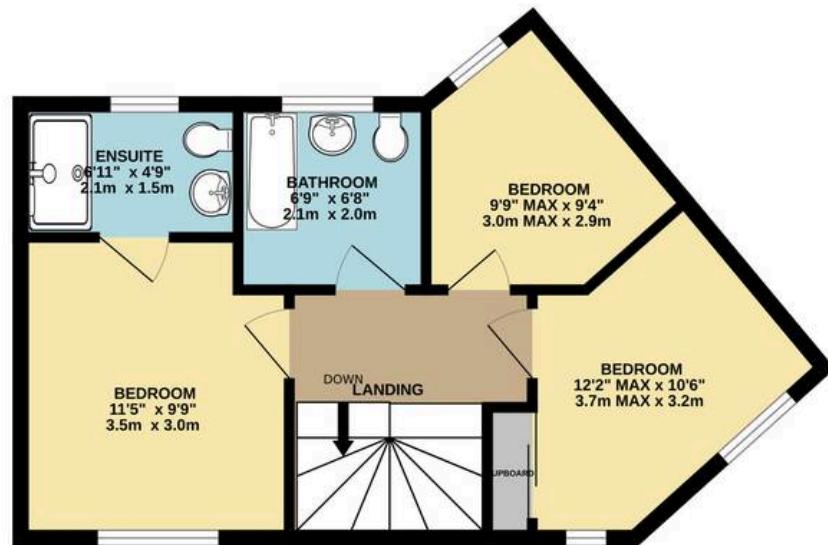
Bishops Lydeard is a sought-after Somerset village offering a strong community feel and a good range of local amenities including shops, a primary school, village pubs and a medical centre. The village is renowned as the starting point of the West Somerset Steam Railway, providing a unique historic attraction and scenic journeys to Minehead. Taunton town centre is easily accessible, offering mainline rail links to London Paddington and the South West, as well as a wider selection of shopping, leisure and educational facilities.



GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.0 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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