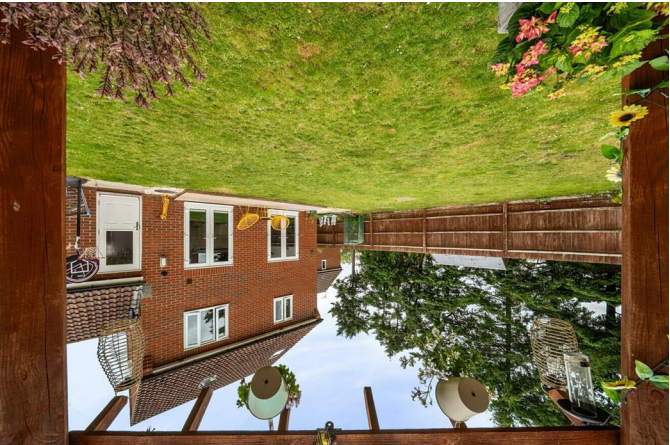




5 Kings Yard, TA4 3LE

£389,950 Freehold

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Wilkie May & Tuckwood

GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: All mains services, mains electricity, mains gas, mains water, mains drainage.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY
Property Location: <https://what3words.com/regarding.loyal.spilling>
Council Tax Band: E
Broadband Availability: Ultrafast up to 900 Mbps download & 900 Mbps upload speed.
Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Very Low, Surface Water - Very Low.
Agents Note: We understand their is a annual service charge of £230.

IMPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that (1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract (2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. (3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. (4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and prospective purchasers are advised to obtain verification from their solicitor.

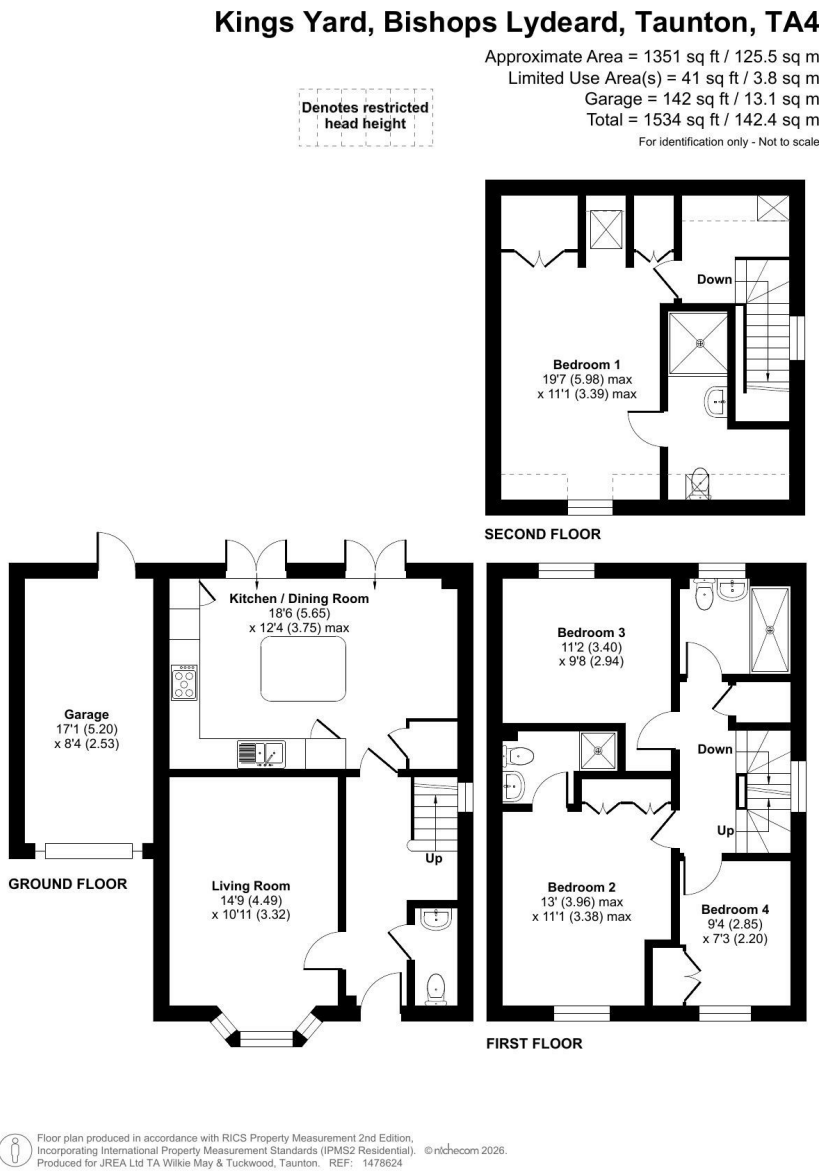
CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed.

Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to take reasonable steps to establish the source and availability of these funds. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

Floor Plan



Description

- Detached Family Home
- Four Bedrooms
- Re-fitted Kitchen, Shower Room & Two En-suites
- Single Garage
- Popular Village Location

Situated in a quiet cul-de-sac within the highly sought-after village of Bishops Lydeard, this impressive four-bedroom detached family home offers spacious and well-designed accommodation arranged over three floors.

Constructed circa 2009 by respected national builders David Wilson Homes, to their popular “Bayswater” design and benefits from uPVC double glazing and mains gas central heating throughout. In recent years, the home has been significantly enhanced with the refitting of the kitchen, family shower room, and both en-suite shower rooms, creating stylish and modern living.



The accommodation briefly comprises a welcoming wide entrance hall with cloakroom. To the front of the property is a good size living room featuring a bay window. The heart of the home is the beautifully refitted kitchen, which offers a comprehensive range of wall and base units with work surfaces and upstands, integrated double oven, fridge freezer, and dishwasher, along with a central island unit. French doors open directly onto the rear garden, making it ideal for both everyday living and entertaining.

To the first floor are three bedrooms, including a generous guest bedroom with double fitted wardrobes and a refitted en-suite shower room. A contemporary refitted family shower room serves the remaining bedrooms on this floor.

The principal bedroom occupies the entire second

floor and enjoys a dual aspect to both front and rear, along with two double wardrobes and a stylish refitted en-suite shower room.

Externally, the property benefits from a fully enclosed rear garden, thoughtfully arranged with two decked seating areas, one of which is set beneath a pergola. There is gated side access and rear access to a single garage.

This is an excellent opportunity to acquire a modern, well-appointed family home in a desirable village location.

