



Millers Way | Bishops Lydeard | Taunton | TA4 3NP

£215,000



**WILSONS**

ESTATE AGENTS

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Situated in the highly desirable village of Bishops Lydeard, this attractive terraced property on Millers Way combines comfort, convenience, and the charm of village life. Offering approximately 581 square feet of accommodation, it is ideally suited to first-time buyers, small families, or those seeking to downsize.

The property features a welcoming reception room, creating a warm and adaptable space perfect for both relaxing and entertaining. There are two well-proportioned bedrooms, offering comfortable accommodation with potential to personalise, along with a conveniently located bathroom designed for practical everyday use.

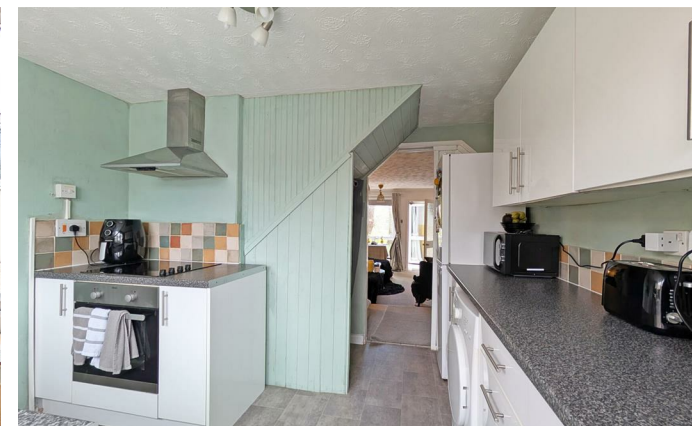
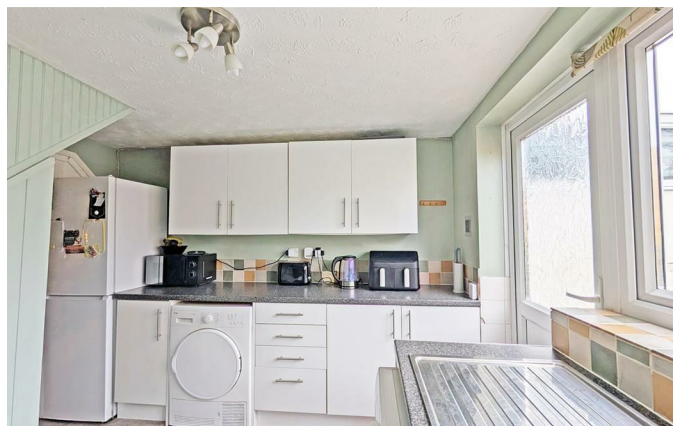
Constructed in 1975, the property retains character from its era while presenting an excellent opportunity for modernisation to suit individual tastes. Its terraced setting encourages a friendly neighbourhood feel, contributing to the warm and community-focused atmosphere the village is known for.

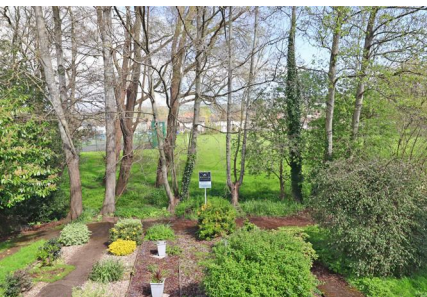
Bishops Lydeard itself is a thriving and well-served village on the north-western outskirts of Taunton. Residents benefit from a range of amenities including local shop, a pharmacy, doctor's surgery, and a veterinary practice, making everyday living both convenient and accessible. The village also boasts two popular pubs, ideal for socialising and enjoying a welcoming community environment.

Surrounded by picturesque countryside, the area provides easy access to the stunning Quantock Hills, perfect for walking, cycling, and outdoor pursuits. Bishops Lydeard is also the southern gateway to the West Somerset Railway, a much-loved heritage line that adds charm and character to the locality.

With excellent transport links into Taunton and beyond, this appealing home offers the best of both worlds. A peaceful village setting combined with easy access to town amenities.

- 2 cosy bedrooms
- Spacious reception room
- Built in 1975
- Located in Bishops Lydeard
- Ideal for small families
- 1 modern bathroom
- Terraced house style
- 581 sq ft living space
- Close to Taunton amenities
- Viewing recommended





### Living Room

17'7" x 10'4" (5.37m x 3.14m)

This welcoming living room benefits from a generous length and a bright atmosphere, featuring a modern yellow accent wall that adds character without overwhelming the space. The room flows naturally towards the stairs and the kitchen beyond, creating a practical and inviting layout perfect for relaxing or entertaining.

### Kitchen

10'11" x 10'4" (3.32m x 3.14m)

The kitchen is well-equipped and thoughtfully designed with white cabinetry and grey worktops offering ample storage and preparation space. A practical tiled splashback in soft, neutral tones adds a touch of colour while complementing the pale green walls. The kitchen also enjoys natural light through a door and window, providing direct access to the garden.

### Bedroom 1

10'4" x 8'11" (3.14m x 2.73m)

Bedroom 1 is a cosy retreat featuring a soothing pale colour palette and a large window that fills the room with natural light. The decor is understated yet elegant, making it easy to personalise this peaceful sleeping space.

### Bedroom 2

10'4" x 7'7" (3.14m x 2.30m)

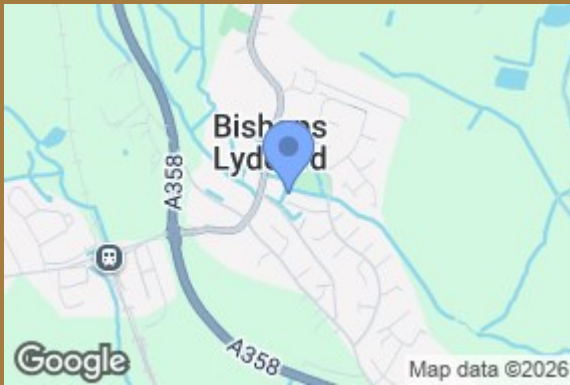
Bedroom 2 offers a compact and comfortable space ideal for use as a guest room, nursery, or study. It features a practical built-in wardrobe and a large window that overlooks the garden, bringing in plenty of daylight and views of the greenery beyond.

### Bathroom

The bathroom combines practical design with modern fixtures, including a bathtub with a shower overhead, a basin with vanity storage beneath, and a toilet. Subtle grey tiling surrounds the bath area, creating a clean and calm environment for daily routines.

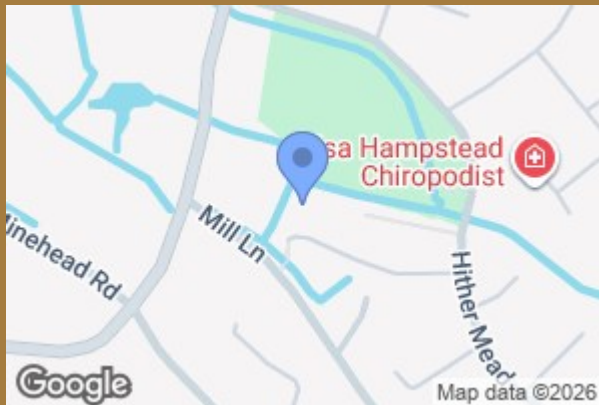
### Rear Garden

The rear garden is a neatly maintained outdoor space with a clear path leading from the house. It is enclosed with wooden fencing and offers a modest area for gardening or outdoor seating.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



Council Tax Band B EPC Rating C

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