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GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: <http://mouths.events.gear>

Council Tax Band: C

Broadband Availability: Super Fast with up to 57 Mbps download speed and 12 Mbps upload speed.

Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>

Flood Risk: Rivers & Sea – Very Low. Surface water – Very Low.



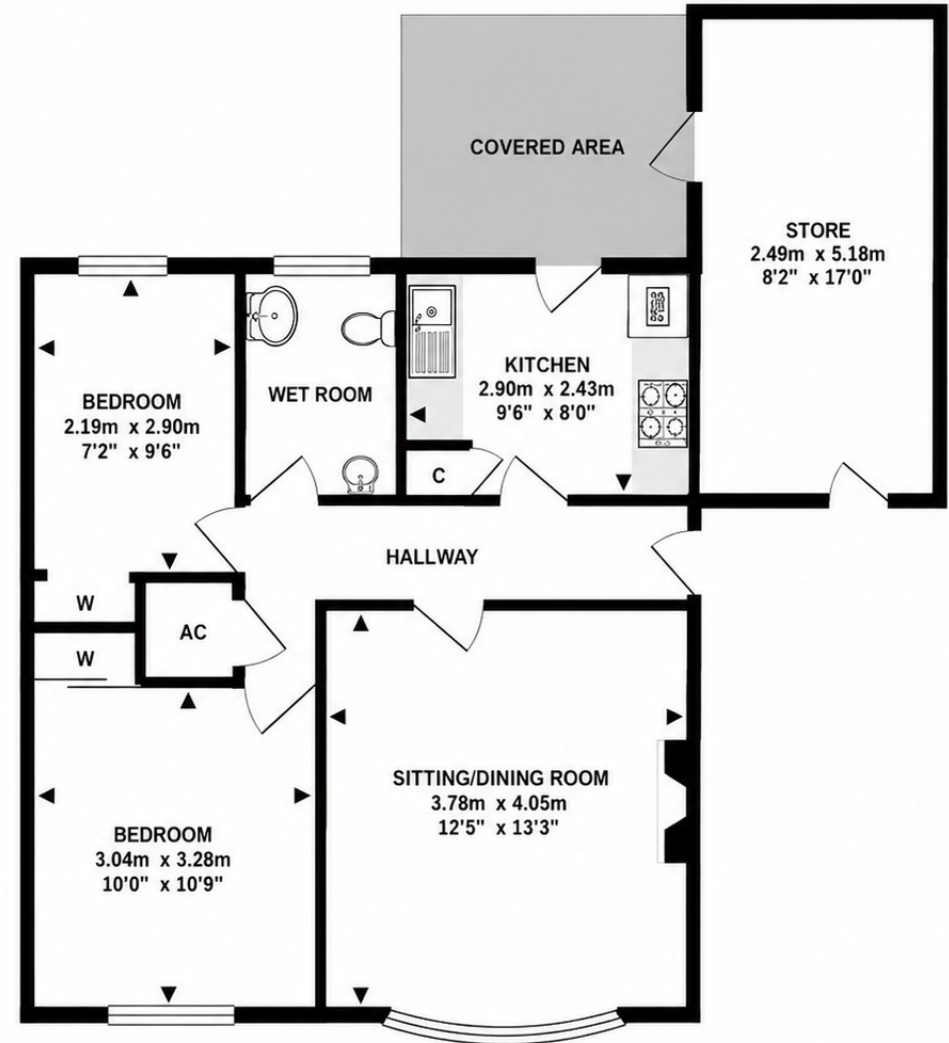
3 Snathe Lea,
Bishops Lydeard, Taunton, TA4 3PH
£315,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

GROUND FLOOR
63.5 sq.m. (684 sq.ft.) approx.



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Description

- Two Bedrooms
- Detached Bungalow
- Popular Village Location
- Quiet Cul-De-Sac Position
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- Off Road Parking For Two
- Well Established Rear Garden
- Garage/Store
- Modernised and Well Presented Throughout

A modernised and well-presented two-bedroom detached bungalow, tucked away in a quiet cul-de-sac within this popular village location. Benefiting from mains gas fired central heating, uPVC double glazing, off-road parking for two vehicles, a garage/store and a well-established rear garden.



The well presented accommodation comprises in brief, steps rising to a uPVC double glazed front door opening into the entrance hallway, with doors leading to all principal rooms. The generous living room is positioned at the front of the property and enjoys a large window overlooking the front garden, together with an attractive electric fire and surround providing a focal point to the room. The re-fitted kitchen is fitted with a range of matching wall and base units with work surfaces over, incorporating a stainless steel sink with hot and cold mixer tap. There is an integrated electric oven with a four ring electric hob above, space and plumbing for a washing machine, space for an under counter fridge, and a door providing access into the rear garden. There are two bedrooms, both benefiting from built-in wardrobes. The shower room has been updated and now offers a modern suite comprising a low-level WC, wash hand basin, shower cubicle, heated towel rail and an obscured uPVC double glazed window

to the rear. Externally, the rear garden is a particular feature of the property, being private, well established and not overlooked. The garden is attractively stocked with a variety of mature flowers and shrubs and includes a wildlife pond, outside tap, useful side access and a decked seating area beneath a covered area, providing an excellent space for outdoor entertaining. To the front of the property, a block-paved driveway provides off road parking for two vehicles. In addition, there is a useful garage/store with power and lighting. The original up-and-over door has been removed and replaced with brickwork, with access now gained via a pedestrian door from the driveway and a further door from the rear garden.

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