

Wheatstones | Bishops Lydeard | Taunton | TA4 3NS

£285,000

WILSONS
ESTATE AGENTS

Nestled in the charming village of, Bishops Lydeard. This delightful semi-detached house offers a perfect blend of comfort and convenience. Built in 1975, this property spans an impressive 1,033 square feet and features four well-proportioned bedrooms, making it an ideal family home.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertainment. The conservatory, bathed in natural light, serves as a lovely extension of the living area, perfect for enjoying the garden views throughout the seasons. The property also boasts a well-maintained garden, offering a serene outdoor space for children to play or for hosting summer gatherings.

The practical layout includes a family bathroom garage and off road parking ensuring that both convenience and functionality are at the forefront of this home.

Bishops Lydeard is a vibrant village that enhances the appeal of this property, featuring a local shop, pharmacy, and a welcoming pub, all within easy reach. Additionally, the village playpark provides a wonderful space for families to enjoy outdoor activities.

This semi-detached house in Wheatstones is not just a home; it is a lifestyle choice, offering a peaceful village atmosphere while remaining well-connected to the amenities of nearby Taunton. Whether you are looking to settle down or invest, this property is a fantastic opportunity not to be missed.

Sitting Room
15'0" x 11'5" (4.57m x 3.48m)
This bright and inviting sitting room offers a generous space for relaxation and entertaining. It features a wide front-facing window that floods the room with natural light, creating a warm and welcoming atmosphere. The room's size allows for comfortable seating arrangements and easy flow into the adjoining dining room.

Dining Room
11'5" x 8'0" (3.48m x 2.43m)
Adjoining the kitchen, the dining room provides a practical space for meals. It benefits from direct access to the conservatory, enhancing the sense of space and light. The room is well-sized for a dining table and chairs, making it ideal for both everyday family dining and entertaining guests.

Conservatory
10'3" x 8'0" (3.12m x 2.45m)
The conservatory extends the living area with a bright, airy space featuring large windows that invite the outdoors in. Its position at the rear of the house makes it perfect for enjoying garden views and natural light throughout the day, creating a peaceful retreat or casual seating area.

Kitchen
11'2" x 7'10" (3.40m x 2.40m)
The kitchen is a practical and well-laid-out space with ample work surfaces and storage. It has a rear door providing convenient access to the garden or conservatory. The kitchen comfortably accommodates essential appliances and offers a functional layout for meal preparation.

Garage
16'4" x 8'3" (4.98m x 2.51m)
The garage offers a useful covered space measuring over 16 feet in length, ideal for vehicle parking or additional storage. It has a side window allowing natural light to enter, enhancing its functionality beyond just vehicle storage.

Bedroom 1
11'10" x 10'2" (3.60m x 3.10m)
The largest bedroom provides a comfortable and spacious sleeping area. It benefits from a front-facing window and built-in storage, offering practicality alongside ample space for bedroom furniture.







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Bedroom 2
10'2" x 8'0" (3.10m x 2.43m)
This second bedroom is well-proportioned and enjoys natural light from the rear window. It includes built-in storage and provides a versatile space that could accommodate a double bed or be used as a guest or children's room.

Bedroom 3
9'2" x 8'0" (2.80m x 2.43m)
bedroom three is positioned at the rear of the home, offering a quiet and cosy sleeping space.

Bedroom 4
9'3" x 7'0" (2.81m x 2.13m)
This bedroom sits to the front of the house, featuring a window that fills the room with light. best suited for a single bed or could be used as a study or nursery.

Bathroom
The bathroom offers a practical family space with a traditional layout including a bathtub, and washbasin. Positioned conveniently off the landing, it serves all bedrooms and maintains natural light through a window. There is a seperate WC for convenience.

Landing
The landing provides access to all four bedrooms and the bathroom. It is a well-sized area ensuring good circulation and ease of movement between the rooms on the first floor.

Material information
Part A
Council Tax: C
Tenure: Freehold

Part B Material Info
Water: Mains
Heating: Gas
Sewerage: Mains
Electricity: Mains
Mobile coverage & Broadband coverage:
https://checker.ofcom.org.uk/

Parking: garage and drivway
Construction: Brick built with a tiled roof

Part C
Flood & erosion risk https://www.gov.uk/check-long-term-flood-risk

Planning N/A
Building safety N/A
Restrictions N/A
Accessibility & adaptations N/A
Coal field & mining N/A
Service charges N/A

Disclaimer
Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non- refundable payment and cannot be returned



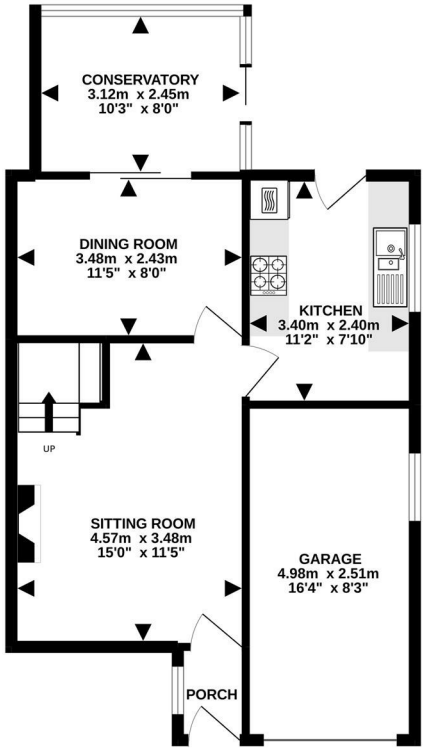


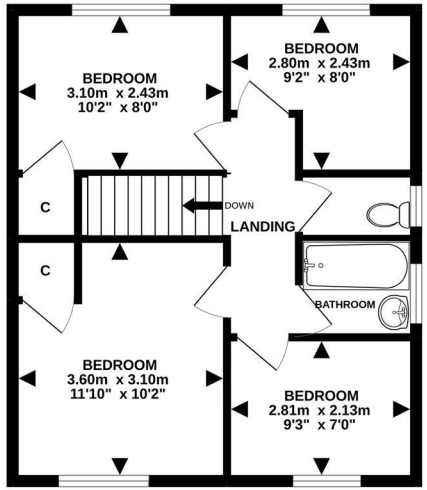
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
54.0 sq.m. (582 sq.ft.) approx.

1ST FLOOR
41.9 sq.m. (451 sq.ft.) approx.





TOTAL FLOOR AREA : 95.9 sq.m. (1033 sq.ft.) approx.

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Council Tax Band **C** EPC Rating **D**

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