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8. Financial Evaluation: At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1998. These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011.

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

Services: Mains water with meter, mains electricity, sewage treatment plant, drainage, LPG gas fired central heating.

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

Property Location: <http://bucks.coverings.quality>

Council Tax Band: B

Broadband Availability: Super Fast with up to 62 Mbps download speed and 12 Mbps upload speed.

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

Flood Risk: Rivers & Sea - very low, Surface water - very low.



8 Nethercott Way
Lydeard St Lawrence, TA4 3SG
£285,000 Freehold

3 1 1 F EPC

Wilkie May & Tuckwood

Floor Plan

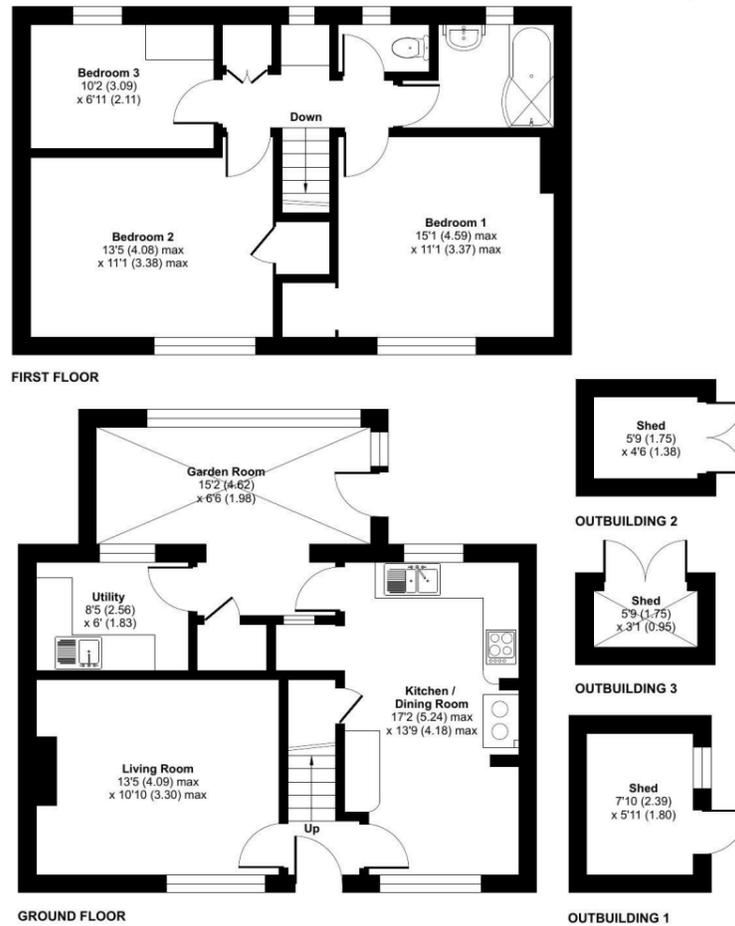
Nethercott Way, Lydeard St. Lawrence, Taunton, TA4

Approximate Area = 1076 sq ft / 99.9 sq m

Outbuildings = 90 sq ft / 8.3 sq m

Total = 1166 sq ft / 108.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1424689

WM&T

Description

- Three Bedrooms
- Mid Terrace Home
- LPG Gas Central Heating
- uPVC Double Glazing
- Village Location
- Exceptional Views
- Enclosed Rear Garden
- Off Road Parking For Two

A three bedroom mid-terrace home situated in the rural village of Lydeard St. Lawrence, enjoying excellent countryside views to both the front and rear.

The property benefits from a well stocked and private rear garden plus a driveway providing off-road parking for two vehicles.

Further features include uPVC double glazing and an LPG gas-fired central heating system, making it a comfortable home in a peaceful countryside setting.



The accommodation comprises in brief; an entrance hallway with stairs rising to the first floor. The living room enjoys a window overlooking the front aspect. The kitchen/dining room is fitted with a range of matching wall and base storage units with work surfaces over, tiled flooring, a solid fuel Rayburn, space for an electric cooker and an under-stairs storage cupboard. From the kitchen, access can be gained into the lean-to conservatory. There is also a useful utility room with a wall-mounted gas boiler and space for an under-counter fridge. On the first floor there are three bedrooms, all enjoying excellent views over open countryside. The

accommodation is completed by a family bathroom comprising a 'P'-shaped bath with shower over and wash hand basin, together with a separate WC. Externally, there is a garden to the front laid to lawn with patio area, greenhouse and two timber sheds. A double width driveway provides off-road parking for two vehicles. To the rear is an enclosed garden with a vegetable patch, lawn and a variety of flower and shrub borders, together with an outside tap and useful shared side access.

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