SOUTH DRIVE

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BISHOPS LYDEARD









7 The Courtyard, South Drive

Sandhill Park, Bishops Lydeard Somerset, TA4 3FN

Taunton Town 5.9 miles; M5 Junction 25, 7.8 miles

1 | 2 | 1 | 68 sqm

A beautifully renovated Grade II listed two bedroom home set within the exclusive grounds of Sandhill Park, offering stylish living in a peaceful parkland setting.

Freehold Guide Price £310,000

SITUATION

Sandhill Park is an exclusive and highly regarded development situated on the western outskirts of Taunton. Surrounded by attractive parkland and mature trees, the development offers a peaceful environment whilst remaining conveniently positioned for access to Taunton town centre, local amenities, transport links and countryside walks. The unique setting combines the tranquillity of rural living with the convenience of modern day accessibility, making it a particularly desirable place to call home.

DESCRIPTION

Set within the prestigious Sandhill Park development, this attractive Grade II listed two bedroom residence offers a wonderful combination of period character and modern convenience. Finished to a high standard throughout, the property provides well balanced accommodation ideally suited to a range of buyers seeking a unique home in an exceptional setting. The heart of the property is the bright and spacious open plan living area, designed to create a seamless flow between the living, dining and kitchen spaces. Large door/ window allow an abundance of natural light to fill the home, creating a warm and inviting atmosphere. There are two generously proportioned bedrooms, both offering comfortable accommodation,

No.7

AT THE COURTYARD



Kitchen / Living Room
6.20m x 5.30m
20'4" x 17'5"

Bedroom 1
5.30m x 2.50m
17'5" x 8'2"

Bedroom 2
4.00m x 2.60m
13'1" x 8'6"



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

together with a well appointed Jack and Jill bathroom. A useful loft space provides additional storage and houses the boiler.

OUTSIDE

To the rear, the property enjoys a private gravelled courtyard accessed directly from the living area, providing an ideal space for outdoor dining and relaxation. A small lawned section is bordered by mature planting and established hedging, creating a pleasant and secluded setting. The property further benefits from two allocated parking spaces.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

Charges: *The property is subject to a fee of £67.00 (payable per quarter) as a fair contribution to the upkeep of road and parkland.*

Council Tax: *Somerset Council—Band C.*

DIRECTIONS

What3words:///firm.dirt.seemingly

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 220 Mbps. (Openreach).

Mobile Coverage: For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).











VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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