

THE LEAT

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BISHOPS LYDEARD





10 The Leat

Bishops Lydeard, Somerset, TA4 3NY

Taunton Town 5 miles; M5 Junction 25, 6.9 miles

2 4 2 122 Sqm

A spacious four bedroom family home enjoying a peaceful cul-de-sac position, generous gardens and wonderful views across the surrounding countryside.

Freehold Guide Price £395,000

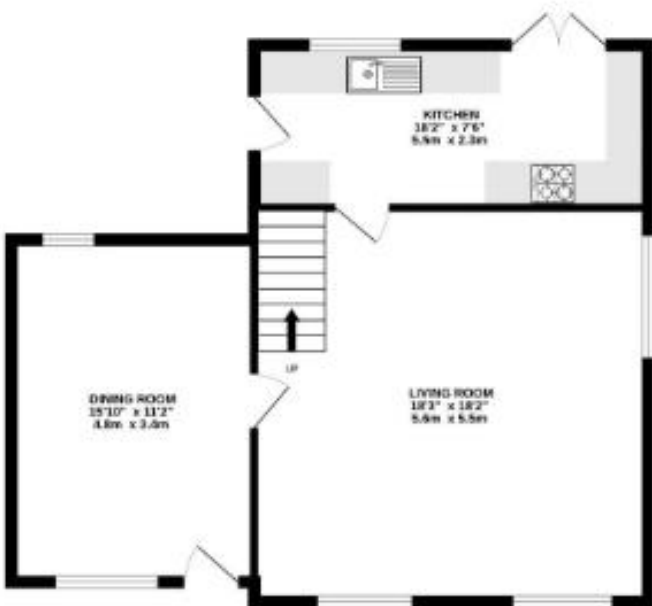
SITUATION

10 The Leat is situated in the popular Somerset village of Bishops Lydeard, approximately five miles from Taunton and close to the Quantock Hills. The village offers a good range of everyday amenities including shops, schools, pubs and local services, together with excellent access to the surrounding countryside. Taunton provides a wider selection of shopping, leisure and transport facilities, including a mainline railway station and access to the M5 motorway.

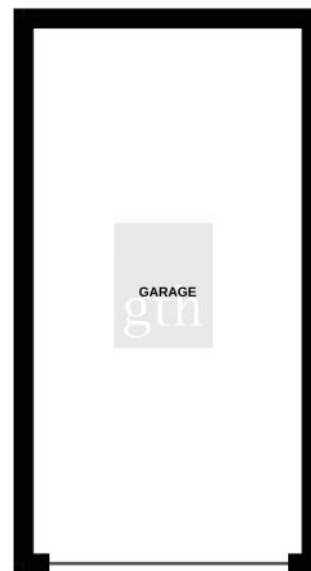
DESCRIPTION

Set within a desirable cul-de-sac on the edge of Bishops Lydeard, this attractive four bedroom home enjoys a particularly pleasant position with far reaching views across the surrounding countryside. The ground floor provides excellent living space, beginning with a generous dining room featuring exposed wooden flooring and windows to both the front and rear. This leads through to the spacious sitting room, where windows take full advantage of the open outlook. A feature gas fire creates a welcoming focal point, while stairs rise to the first floor and useful storage is provided beneath. To the rear is a well proportioned kitchen fitted with a good range of wall and base units, ample worktop space and a double sink. There is space for a range style cooker, together with an integrated dishwasher and washer/dryer. Patio doors open directly onto the rear garden, making this a practical and sociable space for

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



GROUND FLOOR
137 sq.ft. (12.7 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

family living and entertaining. Upstairs, the landing provides access to four bedrooms and the family bathroom. The principal bedroom benefits from built in storage, an en-suite shower room and lovely countryside views. There are three further bedrooms, two of which also enjoy attractive views across the surrounding landscape. The family bathroom is fitted with a bath and shower over, wash hand basin and WC. The property benefits from gas central heating and double glazing throughout.

OUTSIDE

The gardens and setting are a particular feature of the property. To the front is an enclosed lawned garden with a pond and a variety of established shrubs, with mature planting continuing around the side. One of the real highlights is the open countryside outlook from the main frontage, providing attractive far reaching views and a lovely sense of space. There are also some excellent countryside walks close by, ideal for those who enjoy walking or have dogs. To the rear, the fully enclosed garden offers a good degree of privacy and is arranged with both lawn and patio areas, providing plenty of space for outdoor dining and entertaining. A built-in barbecue and pizza oven create a great spot for enjoying the garden during the warmer months, while gated access leads around the property. A single garage with power and lighting provides useful additional storage, together with off road parking on the property for 2 cars.

SERVICES & OUTGOINGS

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

Council Tax: *Somerset Council—Band D.*

DIRECTIONS: What3words:///beam.inflating.props

ADDITIONAL INFORMATION

Broadband: FTTP—Superfast broadband is available—highest available download speed 80 Mbps, highest available upload speed 20 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. 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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