



55 Four Acre Mead, Bishops Lydeard, Taunton TA4 3NW  
**£240,000**

**GIBBINS RICHARDS**   
Making home moves happen



This is an end of terrace family home located at the end of a popular cul-de-sac in Bishops Lydeard, a hugely attractive village located a few miles to the north west of Taunton. The end of terrace property has been well cared for by its current owners and the accommodation offers an entrance hall, ground floor cloaks area, sitting room with archway through to a large kitchen/breakfast room across the rear and to the first floor there are three bedrooms and a bathroom. The property is further enhanced by a large hallway, front and rear gardens and two parking spaces.

Tenure: Freehold / Energy Rating: E / Council Tax Band: C

Bishops Lydeard is a brilliant community village on the edge of Taunton and at the foot of the Quantock Hills and offers primary school, local shops, doctors surgery and other village amenities.

THREE BEDROOMED END OF TERRACE  
WELL PRESENTED ACCOMMODATION  
FRONT AND REAR GARDENS  
PARKING FOR TWO CARS  
END OF CUL-DE-SAC LOCATION  
EXCELLENT FAMILY HOME  
NO PASSING TRAFFIC  
DOUBLE GLAZED THROUGHOUT  
MODERN ELECTRIC HEATERS







Entrance Hall

Cloakroom

Sitting Room 14' 10" x 11' 2" (4.52m x 3.40m)

Kitchen/  
Breakfast Room 17' 3" x 8' 7" (5.25m x 2.61m)

First Floor Landing

Bedroom 1 12' 3" x 8' 7" (3.73m x 2.61m)

Bedroom 2 10' 6" x 8' 7" (3.20m x 2.61m)

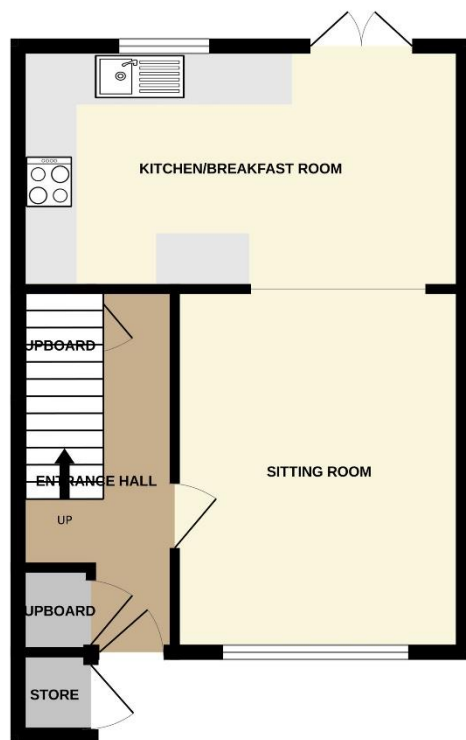
Bedroom 3 9' 3" x 8' 3" (2.82m x 2.51m)  
maximum.

Bathroom 8' 2" x 5' 4" (2.49m x 1.62m)

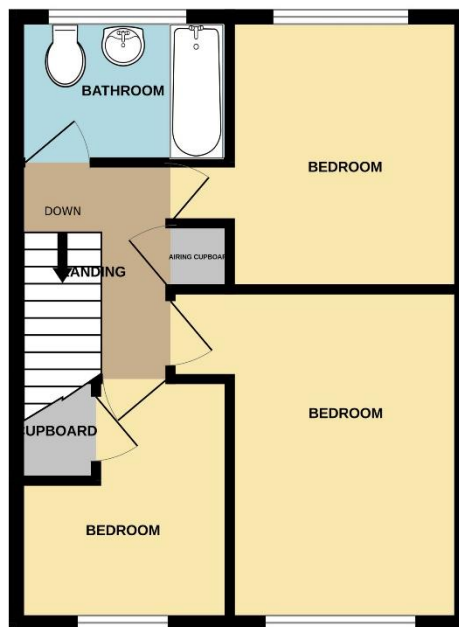
Outside  
Lawned front garden with path to the front door. Enclosed rear garden, fenced and laid to lawn with mature shrubs. Two parking spaces are allocated nearby.



GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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