



GIBBINS RICHARDS 
sales and lettings

28 Stawell Road, Bishops Lydeard, Taunton TA4 3FA
£440,000

GIBBINS RICHARDS 
Making home moves happen

A beautifully presented four-bedroom detached David Wilson Homes Holden design, built in 2022, with garage and driveway parking, situated within the popular village of Bishops Lydeard.

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

The accommodation is entered via the front door into a welcoming entrance hallway. From here, there is a useful study, ideal for home working, alongside a spacious sitting room with an attractive bay window.

The ground floor also benefits from a cloakroom and a practical built-in boot room, providing excellent additional storage. To the rear of the property is the impressive full-width kitchen/dining room, creating a fantastic space for both everyday family life and entertaining. A large bay window overlooks the rear garden and allows plenty of natural light into the room. Adjoining the kitchen is a separate utility room, which also provides direct access to the garden.

On the first floor are four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom. An airing cupboard provides further useful storage.

Externally, the property enjoys an enclosed south-westerly facing rear garden, ideal for making the most of the afternoon and evening sun. The home is completed by a single garage and driveway parking.

1578 Approximate square ft

Impressive Four-Bedroom Detached Family Home

Popular David Wilson Homes Holden Design

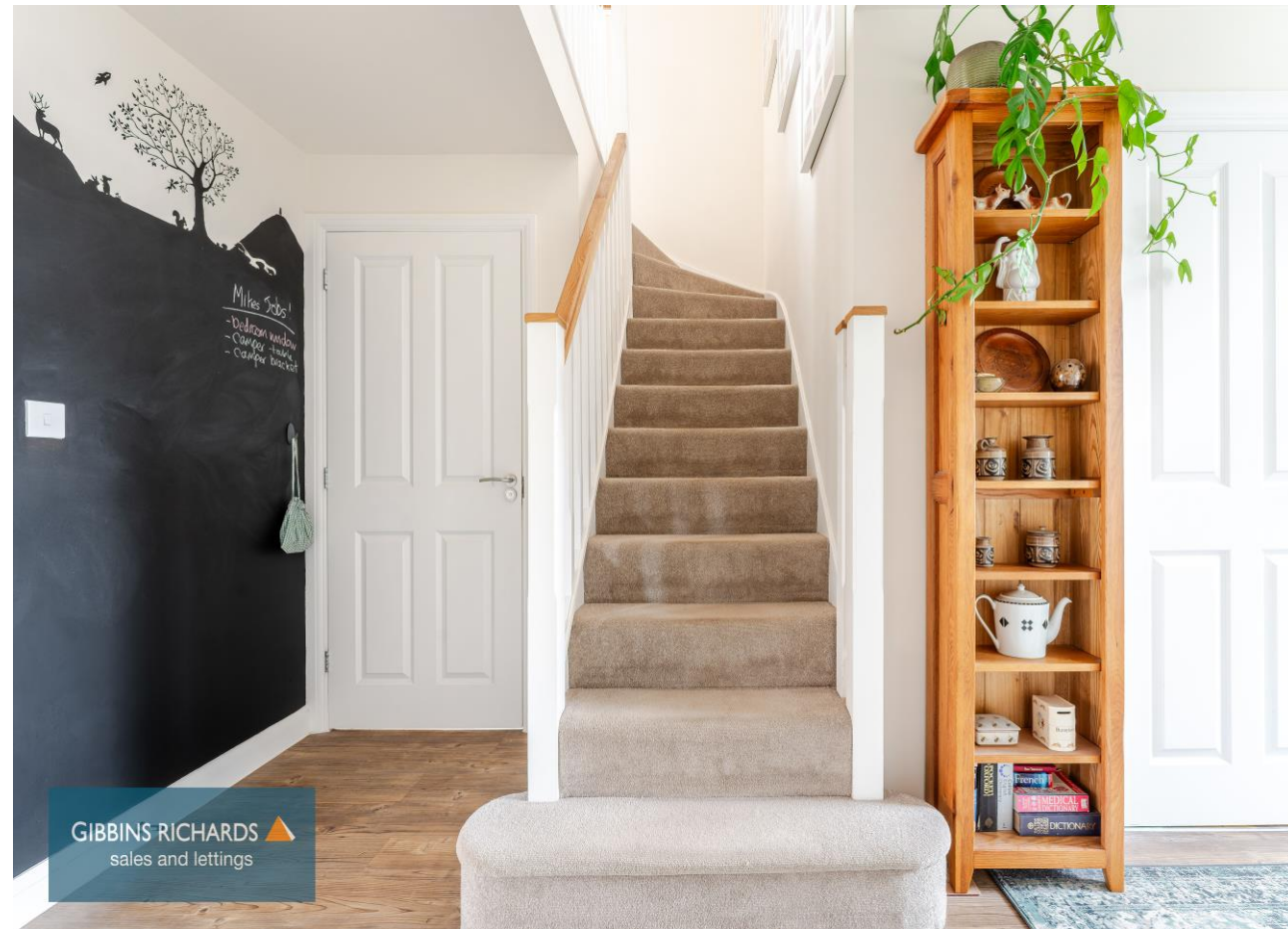
Built in 2022 & Beautifully Presented Throughout

Superb Full-Width Kitchen / Dining Room

Separate Study, Utility Room & Useful Boot Room

South-Westerly Facing Enclosed Rear Garden

Garage & Driveway Parking in Popular Bishops Lydeard



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Entrance Hall	
Study	9' 8" x 7' 8" (2.94m x 2.34m)
Living Room	19' 0" into bay window x 12' 2" (5.79m x 3.71m)
Kitchen/ Dining Room	20' 10" x 15' 8" (6.35m x 4.77m) with patio doors leading to garden
Utility room	
Master Bedroom ensuite shower room	12' 10" x 12' 2" (3.91m x 3.71m) with
Bedroom 2	14' 6" x 12' 2" (4.42m x 3.71m)
Bedroom 3	13' 8" x 9' 6" (4.16m x 2.89m)
Bedroom 4	10' 2" x 10' 0" (3.10m x 3.05m)
Outside	The property benefits from a garage and parking to the rear.
Tenure and Outgoings	The property is Freehold, with an annual service charge of approximately £270.00, payable to Greenslade Taylor Hunt Management Company.



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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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order 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 should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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