



GIBBINS RICHARDS 
Making home moves happen

37 Station Green, Bishops Lydeard, Taunton TA4 3DL

£250,000

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A fantastically presented three bedroomed end of terrace home situated in the popular village of Bishops Lydeard, a short drive away from the Quantock Hills and just a stones throw from the West Somerset Railway station.

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

This modern home, built in 2012, is situated in a modern development with countryside close by and has views of far stretching fields just beyond the front door. The ground floor accommodation includes sitting room, hallway with stairs to first floor, cloakroom/utility, kitchen/diner with access to the rear garden. The first floor includes three bedrooms, the master having an en-suite shower room, and a family bathroom. Bishops Lydeard village boasts a host of local amenities to include a local shop, country style pub, post office, garage, church and a primary school. Taunton town centre is approximately 7 miles distant and boasts a wide and comprehensive range of shopping and leisure facilities. Also offering access to the intercity mainline railway station and the M5 motorway at junction 25.

OFF ROAD PARKING FOR TWO CARS
THREE BEDROOMS
DOUBLE GLAZING THROUGHOUT
END OF TERRACE PROPERTY
QUIET VILLAGE LOCATION
CLOSE TO THE QUANTOCK HILLS
GAS CENTRAL HEATING
GROUND FLOOR CLOAKROOM / UTILITY



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Sitting Room	16' 3" x 11' 3" (4.95m x 3.43m) Double glazed windows to the front and rear.
Hallway	Stairs to first floor.
Utility/Cloakroom	
Kitchen/Diner	9' 3" x 16' 0" (2.82m x 4.87m) Double glazed windows to the front and rear. Double glazed doors opening to the rear garden.
First Floor Landing	
Bedroom 1	11' 4" x 9' 4" (3.45m x 2.84m)
En-suite	
Bedroom 2	7' 9" x 10' 5" (2.36m x 3.17m) Two double glazed windows.
Bedroom 3	7' 9" x 10' 5" (2.36m x 3.17m) Fitted wardrobes.
Bathroom	6' 8" x 6' 7" (2.03m x 2.01m)
Outside	Two parking spaces to the side of the house which leads to pedestrian access into the rear garden. The rear garden contains a patio and lawn.



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GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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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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