



1 Oxleaze



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Bishops Lydeard, Taunton, TA4 3PJ

Taunton Town Centre 5 miles

A spacious detached 3 bedroom, 2 bathroom bungalow occupying a super level corner plot in one of Bishops Lydeard's most sought after cul-de-sacs. NO ONWARD CHAIN

- Spacious modern detached bungalow
- Occupying a lovely level corner plot
- Large living room with sitting and dining areas
- Favoured cul-de-sac in heart of popular village
- South facing rear garden
- 3 Bedrooms (Master ensuite)
- Fitted Kitchen & Conservatory Extension
- No onward chain
- Council Tax band E
- Freehold

Guide Price £425,000

SITUATION

The village also provides a range of amenities including a primary school, further range of shops, health centre and dispensary, church and another public house, and is of course home to the famous West Somerset Steam Railway with brewery. The property is situated close to Gore Square within the village which has a Chinese takeaway at this end of the village, as well as the Lethbridge Arms and local garage.

The village lies approximately 6 miles from Taunton, served by a regular bus service, as well as being a convenient distance from the nearby Quantock Hills, providing excellent open countryside for walking, riding and mountain biking.

DESCRIPTION

This spacious detached bungalow occupies a super level corner plot in one of Bishops Lydeard's most sought after cul-de-sacs and is offered for sale with no onward chain. The property provides well-proportioned accommodation the whole warmed by gas fired central heating with uPVC double glazed windows and south facing rear garden.



ACCOMMODATION

The accommodation includes an entrance hall, with doors off to the reception rooms and access to a useful utility room. There is a large L-shaped living room which provides sitting and dining areas including a real flame effect fire and a bay window to front and double doors opening out onto the rear garden. Both the bay window and double doors have electrically operated curtains. The kitchen is fitted with a range of matching shaker style wall and base units with built-in oven, microwave, gas hob with extractor over, integrated dishwasher and door to the double glazed conservatory which enjoys a wonderful aspect over the rear garden. There are three good sized bedrooms (master with ensuite shower room), family bathroom.

OUTSIDE

To the front of the property there is a driveway with parking for two vehicles leading to a single garage measuring 17ft x 8ft 3". The front garden is laid mainly to gravel for ease of maintenance with specimen grasses, plants and trees along the boundary. There is gated pedestrian access to the right and left hand sides of the house to the rear. To the front right hand side is a further lawned area which belongs to the property.

The lovely south facing rear garden has a variety of borders with mature shrubs and herbaceous planting, water feature, potting shed and a central lawn. There is a generous patio which provides ample space for outside entertaining/sitting out.

SERVICES

Mains drainage, water, gas, electricity. Gas central heating. Superfast broadband available (Ofcom), Mobile signal good outdoors with all providers, good indoors with Vodafone, variable indoors with other providers (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

From Taunton take the A358 in a northerly direction towards Williton Minehead from the Cross Keys roundabout, continue for some distance, whereupon you take the first right turn signposted at Bishops Lydeard, follow this road into the village taking the second turning left into Hithermead. Follow this road and go over the bridge and turn right into Four Acre Mead then take the first right into Woodridge Mead and then Right into Oxleaze where number 1 can be found on the left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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