

FOR SALE

£259,995 Freehold



# 31 Kings Yard, Bishops Lydeard Taunton, , TA4 3LE

£259,995  
Freehold

- 3/4 Bedroom Three Storey House
- Master Bedroom With En-Suite
- Family Bathroom and Downstairs WC
- Immaculately Presented Throughout
- Low Maintenance Rear Garden
- Garage and Allocated Parking
- No Onward Chain



## PROPERTY DESCRIPTION

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Newton King are delighted to offer to the market this beautifully presented 3/4 bedroom, three-storey town house, located in the highly sought-after village of Bishops Lydeard. This property offers a fantastic blend of modern living and village charm, with close proximity to local amenities and just a short drive from Taunton.

The ground floor opens in to an entrance hall leading to a versatile study/bedroom 4, a convenient WC, and a spacious kitchen/diner. The kitchen/diner is perfect for family meals and entertaining, with doors opening directly onto the rear garden, which is landscaped with a mix of patio and astro turf – ideal for low-maintenance outdoor enjoyment.

On the first floor, the master bedroom features built-in wardrobes and a stylish en-suite shower room. The well-proportioned living room offers plenty of natural light.

The second floor comprises two further generously sized double bedrooms and a family bathroom, offering ample accommodation for a growing family or guests.

Additional benefits include a garage and allocated parking to the rear of the property.

Please contact Newton King to book an appointment between 9am and 6pm.

Council tax band D. EPC rating C, Estate Service Charge £234.66 for the current year Apr-Apr

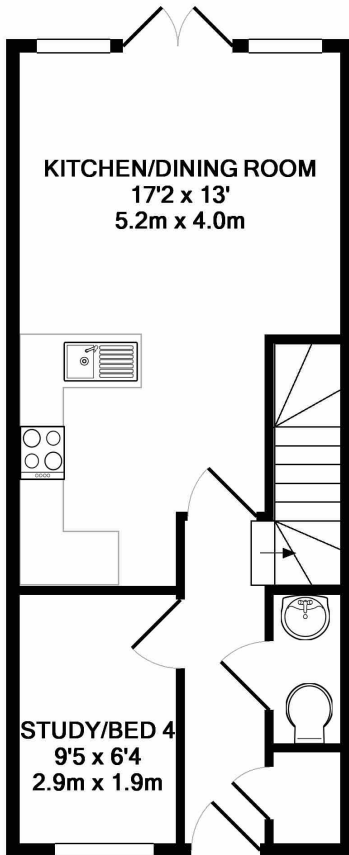




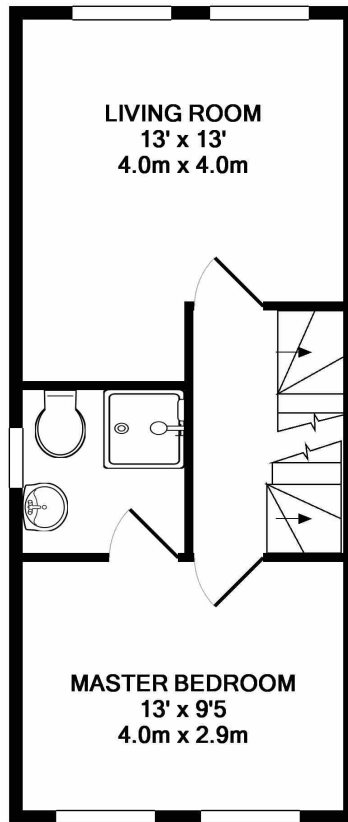


# FLOORPLAN & EPC

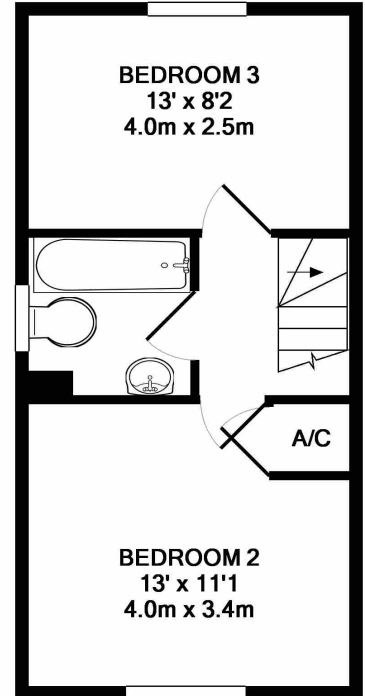
Newton King



GROUND FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 299 SQ.FT.  
(27.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1005 SQ.FT. (93.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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