



MILES ESTATE AGENTS

**14 Station Green Bishops Lydeard
Taunton TA4 3DL £375,000**



****PRICE IMPROVEMENT BY £15,000**** A spacious and well presented modern detached house on the edge of this ever popular Quantock village within Kingsmead catchment area, comprising 3 reception rooms, large kitchen/dining room, 4 double bedrooms, 2 En Suite shower rooms and family bathroom. Lovely enclosed west facing garden, garage and off road parking. Sensibly priced to attract early interest - viewing highly recommended. Freehold Council Tax Band E EPC : C MOTIVATED SELLERS AND NO ONWARD CHAIN



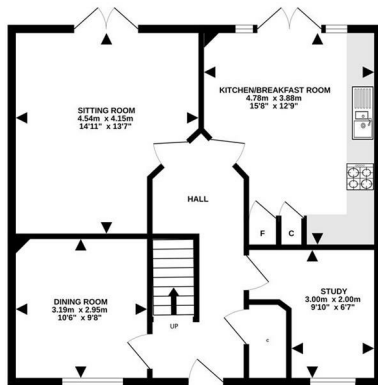


Features:

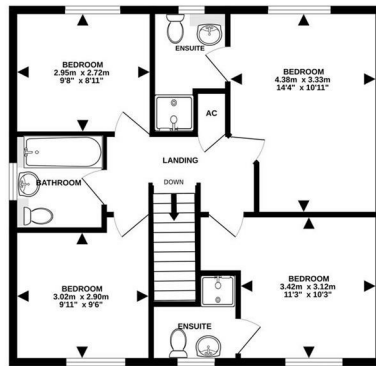
- Entrance hall
- Sitting room
- Dining/family room
- Good size kitchen / breakfast room
- Useful study
- 4 double bedrooms
- 2 en suite shower rooms
- Family bathroom
- Enclosed garden
- Single garage & off road parking
- NO ONWARD CHAIN
- Council Tax Band E
- Freehold
- EPC : C



GROUND FLOOR
62.0 sq.m. (667 sq.ft.) approx.



1ST FLOOR
61.9 sq.m. (667 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(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	

TOTAL FLOOR AREA: 123.9 sq.m. (1334 sq.ft.) approx.
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Viewings strictly through the selling agents:

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