



MILES ESTATE AGENTS

**6 Kings Yard Bishops Lydeard
Taunton TA4 3LE £290,000**



****PRICE IMPROVEMENT****
A well presented and spacious 3 bedroom semi detached house built by David Wilson Homes in 2008, peacefully situated in this ever popular Quantock village with enclosed low maintenance garden and off road parking for 2 cars. Spacious sitting room, lovely kitchen/dining room, En Suite to Master bedroom and useful garden cabin - early viewing highly recommended. Freehold with Estate Management charge of £258.44pa. Council Tax Band C. EPC rating: C.





Features:

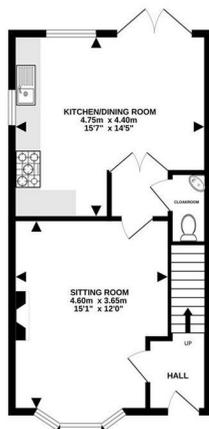
- Entrance hall
- Spacious sitting room
- Lovely kitchen/dining room
- Cloakroom
- Master bedroom with dressing room & en suite
- 2 further good size bedrooms
- Family bathroom
- Enclosed low maintenance garden
- Useful garden cabin
- 2 off road parking spaces
- Freehold
- Council Tax Band C
- EPC : C



OUTBUILDING
6.7 sqm (72.6 sq ft) approx.



GROUND FLOOR
42.8 sqm (461.1 sq ft) approx.



1ST FLOOR
42.8 sqm (461.1 sq ft) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
91-100	A		90
81-90	B		
69-80	C	79	
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 92.1 sq.m. (992 sq.ft.) approx.
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Viewings strictly through the selling agents:

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