



MILES ESTATE AGENTS

**17 Hither Mead Bishops Lydeard
Taunton TA4 3NH £260,000**



A well presented and updated 3 bed semi detached house overlooking the village green in the heart of this ever popular Quantock village, close to its extensive amenities and within good school catchment area. Spacious lounge/dining room with woodburning stove, refitted kitchen and shower room and useful large garage / workshop to rear. Early viewing recommended and NO ONWARD CHAIN. Freehold Council Tax Band C EPC : C.





Features:

- Entrance hall
- Spacious living/dining room with woodburning stove
- Refitted kitchen
- Cloakroom
- 3 good size bedrooms
- Refitted shower room
- Enclosed garden
- Large garage/workshop to rear
- Lovely position
overlooking village green
- NO ONWARD CHAIN
- Freehold
- Council Tax Band C
- EPC : C



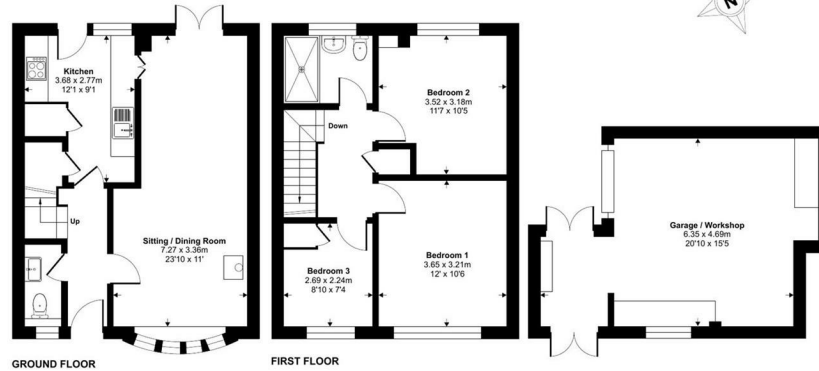
Hither Mead, Bishops Lydeard, Taunton, TA4

Approximate Area = 882 sq ft / 81.9 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 1171 sq ft / 108.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
95-100% A		
81-94% B		
69-80% C		
55-68% D		
43-54% E		
31-42% F		
13-20% G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1382465



Viewings strictly through the selling agents:

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