



**MILES ESTATE AGENTS**

**18 Boles Road Bishops Lydeard  
Taunton TA4 3FG Offers over £425,000**



\*\*\*PRICE IMPROVEMENT\*\*\*A well presented and spacious 4 bed detached David Wilson Home (of The Bradgate design) with 2 receptions, fantastic kitchen/dining/family room and upgraded enclosed garden on the edge of this ever popular Quantock village within catchment area for good schools. Master bedroom with en suite, 3 further good size bedrooms and family bathroom, garage and off road parking. Early viewing highly recommended. Freehold. Council Tax Band E EPC : B





## Features:

- Entrance hall
- Good size sitting room
- Fantastic kitchen / dining / family room
- Separate study/snug
- Utility & Cloakroom
- Master bedroom with en suite
- 3 further double bedrooms
- Family bathroom
- Enclosed fully equipped garden
- Garage & off road parking
- Freehold
- Council Tax Band E
- EPC : B





Ground Floor



First Floor

Total floor area 135.2 m<sup>2</sup> (1,455 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



#### Energy Efficiency Rating

| Very energy efficient - lower running costs | Current | Potential |
|---------------------------------------------|---------|-----------|
| (92 plus) <b>A</b>                          |         | 93        |
| (81-91) <b>B</b>                            | 85      |           |
| (69-80) <b>C</b>                            |         |           |
| (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 & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Viewings strictly through the selling agents:

**Miles Estate Agents**

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