



Greenway, Bishops Lydeard Taunton TA4 3DB

welcome to

Greenway, Bishops Lydeard Taunton

Spacious three-bedroom semi-detached home in sought-after Bishops Lydeard, offered with no onward chain, ample parking and a large rear garden. Ideally positioned close to the famous West Somerset Steam Railway, the property boasts generous living accommodation and two large double bedrooms.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Description

Offered to the market with no onward chain, this spacious three-bedroom semi-detached home enjoys a sought-after position in the heart of Bishops Lydeard, just a short distance from the renowned West Somerset Steam Railway and the village's excellent range of amenities. The well-proportioned accommodation features generous living spaces throughout, including two substantial double bedrooms and a large third bedroom, making it ideal for growing families. Outside, the property benefits from ample off-road parking and a large rear garden, providing plenty of space for outdoor entertaining, children's play or future landscaping opportunities. Combining space, convenience and village charm, this is a fantastic opportunity to secure a family home in one of Somerset's most desirable villages.

Lounge

23' 11" x 9' 11" (7.29m x 3.02m)
Double Aspect. Radiator. Fitted Blinds. Carpeted.

Dining Room

9' 11" Max x 9' 5" Max (3.02m Max x 2.87m Max)
Radiator. Double glazed window. Door to front.
Stairs to the first floor.

Kitchen

12' 1" Max x 11' 10" Max (3.68m Max x 3.61m Max)
Part tiled. Space for white goods. Side access. Hard floor. Double glazed.



**Bedroom 1**

15' 8" x 9' 1" (4.78m x 2.77m)

Double bedroom. Double glazed. Corner Aspect.
Radiator.

Bedroom 2

14' 6" x 10' (4.42m x 3.05m)

Carpeted. Cupboard (Boiler situated). Double glazed.

Bedroom 3

9' 7" Max x 9' 2" Max (2.92m Max x 2.79m Max)

Large single, Carpeted. Double glazed.

Bathroom

Fully tiled. W.C. Wash basin. Bath. Radiator. Separate
Shower.

Front Garden/ Parking

Ample parking

Rear Garden

Large Patio area. Mainly laid to lawn, Mixture of
shrubs and trees also. Access via side gate to front
of property.



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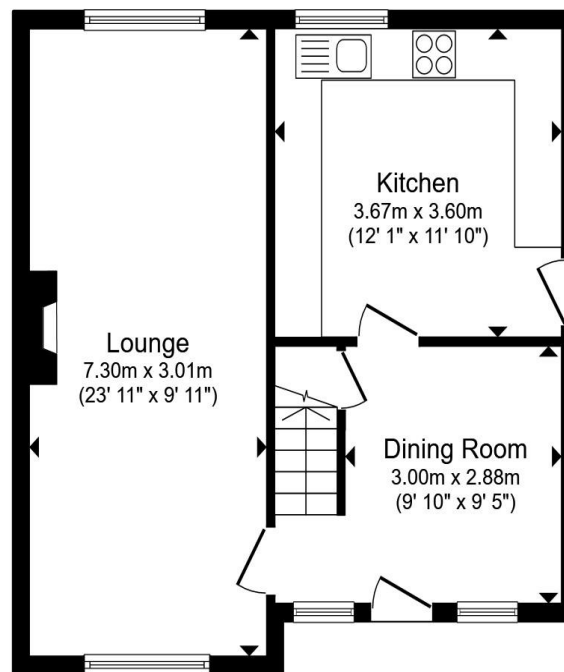
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN!!!
- Spacious Living with HUGE POTENTIAL!!

Tenure: Freehold EPC Rating: C

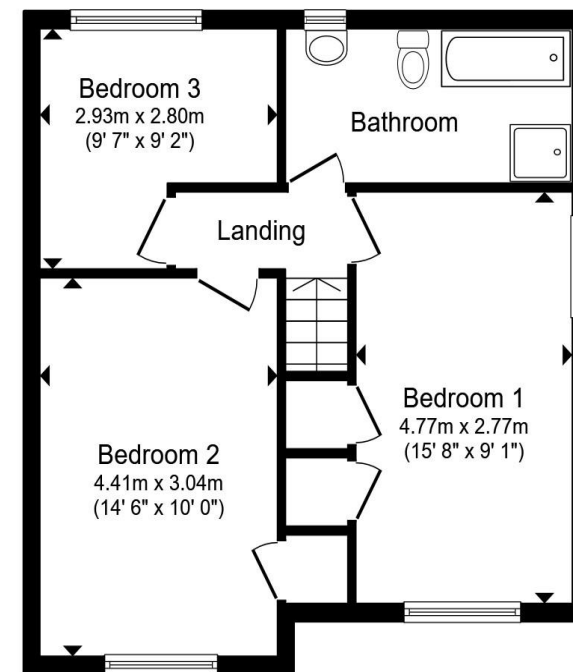
Council Tax Band: B

guide price

£200,000



Ground Floor



First Floor

Total floor area 94.9 m² (1,022 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.propertybox.io


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Property Ref:
TAU109528 - 0002

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