



61 Batt Drive, Cheddon Fitzpaine, Taunton TA2 8FY

£290,000

GIBBINS RICHARDS 
Making home moves happen

This elegant three bedroom town house is located in the desirable neighbourhood of Cheddon Fitzpaine, just a stones throw away from Taunton. This contemporary home is the epitome of modern living offering a perfect blend of style, comfort and convenience. Upon entering, you'll be greeted by a spacious and airy hallway which leads into the sitting/dining room, which is inviting and perfect for both relaxation and entertainment. The adjacent kitchen is modern and a chefs delight with high end stainless stain appliances and ample storage. The upper levels host three generous size bedrooms, each with it's own charm. The master suite features an en-suite shower room with ample closet room. Outside the property has a private rear garden, a single garage with light and power and off road parking.

Tenure: Freehold / Energy Rating: B / Council Tax Band: D

The property is within easy reach of a local Primary School whilst for commuters, junction 25 of the M5 motorway and Taunton train station are both just under 10 minutes' drive away.

THREE STOREY TOWN HOUSE WITH GARAGE
GENEROUS SIZE BEDROOMS - MASTER WITH EN-SUITE AND DRESSING AREA
BEAUTIFULLY PRESENTED
ENCLOSED REAR GARDEN
GROUND FLOOR CLOAKROOM
GAS CENTRAL HEATING
DOUBLE GLAZING

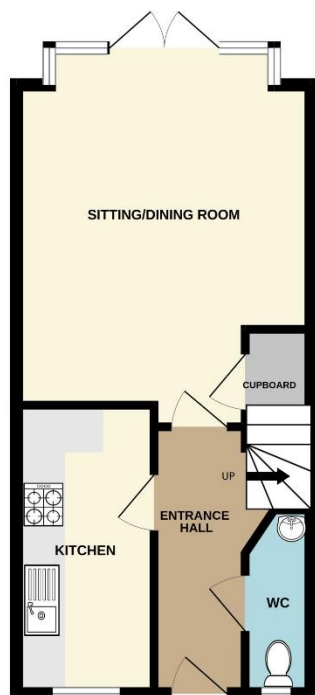




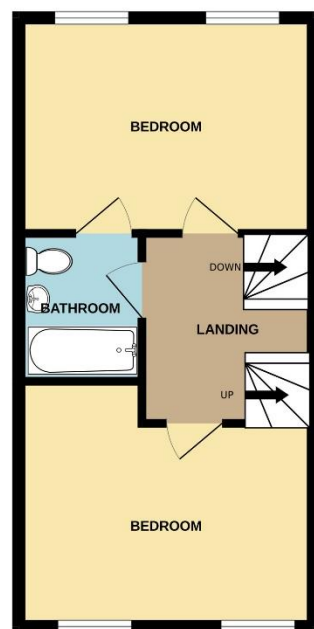
Entrance via composite door with canopy porch over into;	
Hallway	Marble effect tiled floor. Stairs to first floor.
Cloakroom	Double glazed window to front. Pedestal wash hand basin and low level wc.
Kitchen	12' 0" x 6' 7" (3.65m x 2.01m) Double glazed window to front. A range of base and wall mounted units with integrated appliances.
Sitting/ Dining Room	13' 3" x 15' 2" (4.04m x 4.62m) Double glazed patio doors to rear with double glazed windows along side. Storage cupboard.
First Floor Landing	
Bedroom 2	13' 3" x 9' 6" (4.04m x 2.89m) Double glazed window to rear.
Bathroom	Jack and Jill bathroom. White suite comprising of bath with shower over, low level wc and pedestal wash hand basin.
Bedroom 3	15' 1" x 11' 10" (4.59m x 3.60m) Two double glazed windows.
Second Floor	
Bedroom 1	18' 7" x 13' 2" (5.66m x 4.01m) Double glazed window to front and rear. Dressing area 6' 0" x 8' 3" (1.83m x 2.51m) with double glazed window to front and a range of built-in wardrobes. Door to;
En-suite	Double shower cubicle, low level wc, pedestal wash hand basin and double glazed window.
Outside	To the front of the property is off road parking leading to the garage with up and over door, light and power and personal door to the rear garden. The rear garden comprises of patio with artificial lawn enclosed by wooden fencing and boundary wall with gated side access.



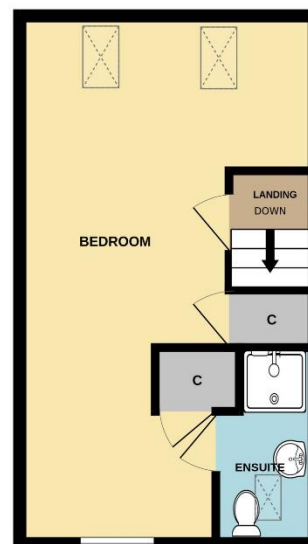
GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk