



48 Batts Park, Taunton TA1 4RE
Guide Price £650,000

GIBBINS RICHARDS 
Making home moves happen

A superb home in a superb location. Very rarely available this four double bedroom detached executive home sits in a generous plot in a beautifully tree-lined street off the Trull road in Taunton. The property has been updated and upgraded throughout. Upstairs there are four double bedrooms and three bathrooms. Down stairs has a large hallway, dining room, study, cloakroom, kitchen/dining/family room, utility and a lovely large lounge. The property has gardens on all sides, including a lovely secluded courtyard area. Energy rating: D-57

THE PROPERTY

Found in the very popular Batts Park, just off the Trull road this imposing detached home is in great condition throughout. The property sits in a generous plot and has gardens to all sides. Upstairs the property has four double bedrooms and three bathrooms. Downstairs the property has everything you could need. The property is close to a helpful range of amenities and only a short, picturesque walk to the town centre. Early viewings are strongly recommended.

BEAUTIFUL TREE-LINED STREET

GREAT SCHOOL CATCHMENTS

VERY LARGE RECEPTION ROOMS

4 DOUBLE BEDROOMS

3 BATHROOMS AND CLOAKROOM

DOUBLE GARAGE

RECENTLY RE-FITTED SPACIOUS KITCHEN/DINER

RECENTLY RE-FITTED BATHROOMS

GOOD SIZE PLOT





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Entrance Porch
Entrance Hallway

Lounge
Kitchen/Diner
Dining Room
Study
Utility Room
Cloakroom
First Floor Landing

Bedroom 1

En-suite Shower Room
Bedroom 2
En-suite Shower Room
Bedroom 3

Bedroom 4
Family Bathroom

Outside

10' 5" x 5' 3" (3.17m x 1.60m)
23' 10" x 8' 1" (7.26m x 2.46m) With large
understairs storage cupboard.
23' 10" x 15' 0" (7.26m x 4.57m) Gas fire.
24' 5" x 12' 10" (7.44m x 3.91m)
17' 7" x 14' 2" (5.36m x 4.31m)
10' 8" x 8' 9" (3.25m x 2.66m)
12' 10" x 7' 6" (3.91m x 2.28m)
9' 9" x 3' 8" (2.97m x 1.12m)
16' 10" x 14' 1" (5.13m x 4.29m) Access to
attic space which is boarded and insulated.
13' 4" x 12' 9" (4.06m x 3.88m) With a three
door built-in wardrobe.
8' 9" x 4' 11" (2.66m x 1.50m)
12' 9" x 10' 1" (3.88m x 3.07m)
7' 9" x 3' 10" (2.36m x 1.17m)
12' 9" x 9' 5" (3.88m x 2.87m) Two door built-
in wardrobe.
13' 1" x 10' 3" (3.98m x 3.12m)
9' 8" x 6' 4" (2.94m x 1.93m)

To the rear of the property is a patio and
lawned wrap around garden with storage
sheds. Further courtyard garden between the
garage and lounge extension creating a lovely
private courtyard area. To the front of the
property is a large driveway for multiple
vehicles, lawn, also a double garage with
electric doors. The garage has light and power
and additional storage in the roof space.
There is also an additional parking space
which is perfect for a caravan.



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We routinely refer potential sellers and purchasers to Gibbins Richards Convexancing – a panel of local law firms. It is their decision whether they choose a law firm from the panel. In making that decision, it should be known that we receive a payment benefit of £150.00 per case due to the fact we receive a payment benefit of £180.00 per case.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



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 should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in respect of their operability or efficiency. Care can be given, as to their operability or efficiency can be given.

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