



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

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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







Entrance Porch	10' 5" x 5' 3" (3.17m x 1.60m)
Entrance Hallway	23' 10" x 8' 1" (7.26m x 2.46m) With large understairs storage cupboard.
Lounge	23' 10" x 15' 0" (7.26m x 4.57m) Gas fire.
Kitchen/Diner	24' 5" x 12' 10" (7.44m x 3.91m)
Dining Room	17' 7" x 14' 2" (5.36m x 4.31m)
Study	10' 8" x 8' 9" (3.25m x 2.66m)
Utility Room	12' 10" x 7' 6" (3.91m x 2.28m)
Cloakroom	9' 9" x 3' 8" (2.97m x 1.12m)
First Floor Landing	16' 10" x 14' 1" (5.13m x 4.29m) Access to attic space which is boarded and insulated.
Bedroom 1	13' 4" x 12' 9" (4.06m x 3.88m) With a three door built-in wardrobe.
En-suite Shower Room	8' 9" x 4' 11" (2.66m x 1.50m)
Bedroom 2	12' 9" x 10' 1" (3.88m x 3.07m)
En-suite Shower Room	7' 9" x 3' 10" (2.36m x 1.17m)
Bedroom 3	12' 9" x 9' 5" (3.88m x 2.87m) Two door built- in wardrobe.
Bedroom 4	13' 1" x 10' 3" (3.98m x 3.12m)
Family Bathroom	9' 8" x 6' 4" (2.94m x 1.93m)
Outside	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.





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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