



GIBBINS RICHARDS 

25 Roys Place, Bathpool, Taunton TA2 8AX

£240,000

GIBBINS RICHARDS 
Making home moves happen

This delightful home is situated in the popular location of Bathpool and offered for sale with no onward chain. This property offers accommodation briefly comprising hallway with cloakroom, kitchen, lounge/diner, two bedrooms, master with dressing room/walk in wardrobe, and a shower room. In addition the home offers corner gardens, off road parking, double glazing and gas central heating.

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

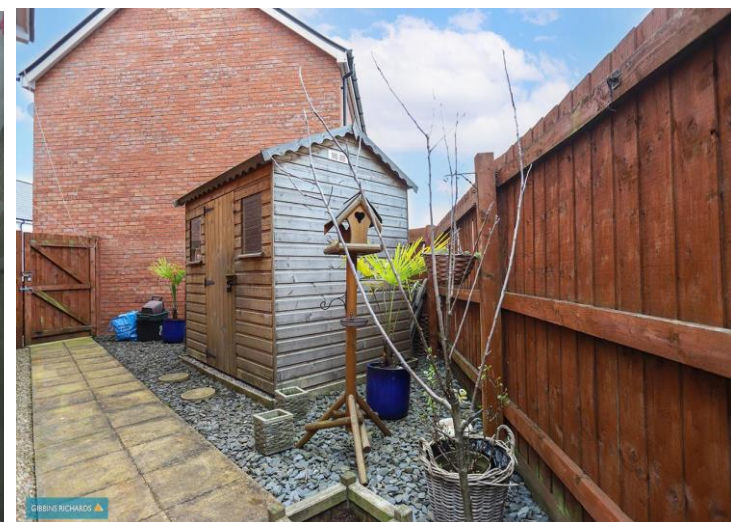
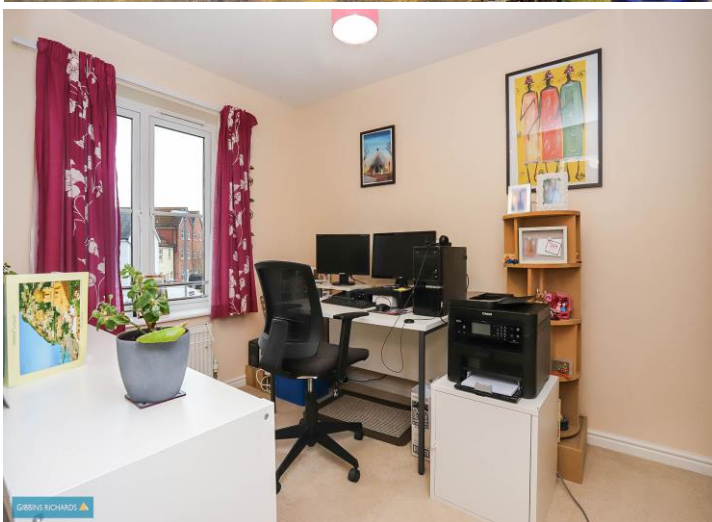
Sitting in a quiet and attractive cul-de-sac position on the north side of Taunton, this property has easy access to Hankridge Farm retail park, and the M5 motorway at junction 25. The property is in close proximity to a range of amenities and sits in catchment for good primary and secondary schools.

WELL PRESENTED END OF TERRACE HOUSE
HALLWAY WITH CLOAKROOM
KITCHEN
LOUNGE/DINER
2 BEDROOMS
MASTER BEDROOM WITH DRESSING ROOM
CORNER PLOT ENCLOSED GARDEN
OFF ROAD PARKING TO REAR
UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
NO ONWARD CHAIN





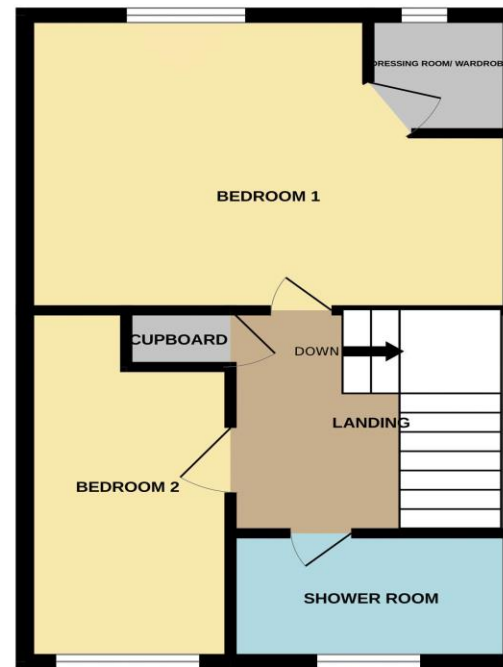
Hallway	Storage cupboard. Archway to:
Kitchen	9' 5" x 7' 2" (2.87m x 2.18m) Double glazed window to front. Built-in oven, hob and extractor fan, fridge/freezer, washing machine and space for dishwasher. Wall mounted gas fired boiler.
Cloakroom	Double glazed window to front. Low level wc and wash hand basin.
Living Room	14' 8" x 11' 3" (4.47m x 3.43m) Double glazed window to rear. Double glazed patio door to rear. Stairs to first floor.
First Floor Landing	
Bedroom 1	11' 3" x 11' 3" (3.43m x 3.43m) Double glazed window to rear. Walk-in wardrobe with hanging space and shelving.
Bedroom 2	11' 9" x 9' 6" (3.58m x 2.89m) Double glazed window to front.
Shower Room	6' 5" x 6' 0" (1.95m x 1.83m) Double glazed window to front. Large walk-in shower, low level wc and wash hand basin. Chrome heated towel rail.
Outside	To the front of the property is a lawned garden with footpath to entrance door. Pedestrian side access gate to the rear garden. The rear garden is laid to lawn with flower borders and enclosed by wooden fencing with gated access to the driveway which is situated at the rear of the property, offering two off road parking spaces.



GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



2 BEDROOM HOUSE

TOTAL FLOOR AREA : 778 sq.ft. (72.3 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.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.



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