



**15 Orchard Place, Bathpool, Taunton TA2 8FP**  
**£365,000**

**GIBBINS RICHARDS**   
Making home moves happen

A beautifully presented three bedrooomed detached home situated on a modern development in Bathpool. The property offers stylish accommodation throughout, comprising an entrance hall, cloakroom, a sitting room with a wood-burning stove, and a spacious kitchen/diner. Upstairs, there are three bedrooms, including a main bedroom with an en-suite shower room, and a separate family bathroom. Outside, the home features gated driveway parking, a single garage, and well maintained front and rear gardens.

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

Constructed by Redrow Homes in 2016 to the sought-after Warwick design, this property enjoys a peaceful setting at the end of a quiet cul-de-sac on the edge of a modern development. It offers convenient access to local amenities, including both primary and secondary schools, and benefits from excellent transport links with the M5 motorway (Junction 25) close by. Taunton town centre lies just over two miles away, providing an extensive range of shopping and leisure facilities. The home is warmed by gas central heating and has the added benefit of a log burning stove in the sitting room.

DETACHED HOME  
THREE BEDROOMS  
SITTING ROOM WITH LOG BURNING STOVE  
CLOAKROOM  
EN-SUITE SHOWER ROOM  
CUL-DE-SAC LOCATION  
CONSTRUCTED BY REDROW HOMES IN 2016  
GARAGE & DRIVEWAY PARKING  
WELL MAINTAINED FRONT & REAR GARDENS





Entrance Hall

Cloakroom

Sitting Room

15' 11" x 11' 6" (4.85m x 3.50m) Wood burning stove.

Kitchen/Diner

18' 4" x 12' 8" (5.58m x 3.86m) Large built-in cupboard with plumbing for washing machine.

First Floor Landing

Cupboard housing the wall mounted gas fired boiler. Access to loft space.

Bedroom 1

Built-in wardrobes. Door to:

En-suite

Double shower cubicle.

Bedroom 2

11' 5" x 10' 10" (3.48m x 3.30m)

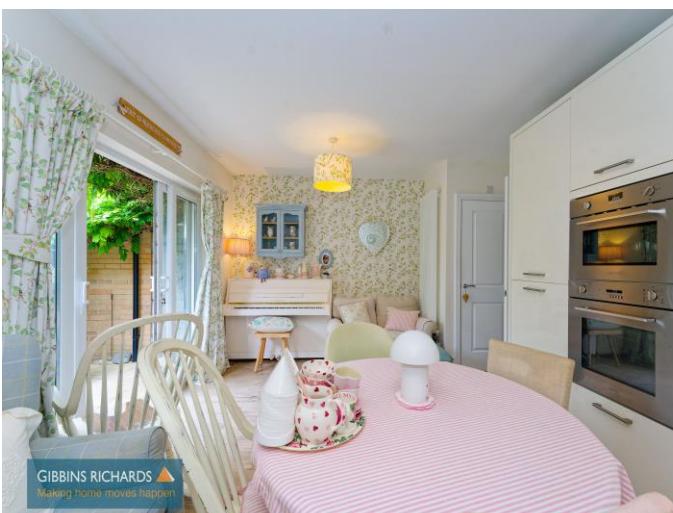
Bedroom 3

11' 3" x 7' 2" (3.43m x 2.18m)

Bathroom

Outside

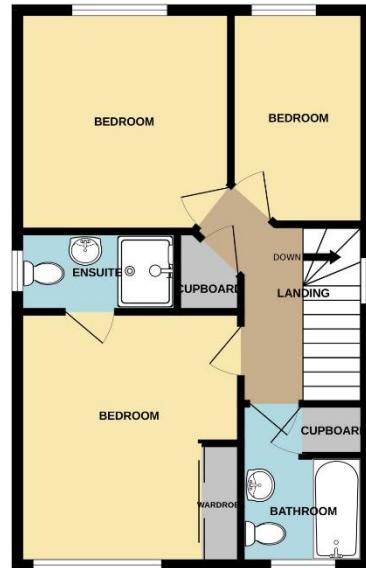
Private driveway parking. Garage. Side pedestrian gate leading to the south west facing rear garden with lawn and patio.



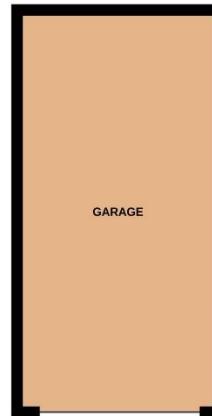
GROUND FLOOR  
505 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



GARAGE  
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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