



GIBBINS RICHARDS 
Making home moves happen

Roundwell, Yew Tree Lane, Bathpool, Taunton TA2 8BB
£550,000

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AVAILABLE WITH NO ONWARD CHAIN

A four bedroom detached bungalow situated in landscaped gardens enjoying a tucked away cul-de-sac position. The property boasts spacious accommodation which consists of: entrance hall, dining room leading to the sitting room, kitchen, utility, boot room with cloakroom, two further cloakrooms, family bathroom and four double bedrooms. Externally the property benefits from wrap around gardens, two ponds, ample driveway parking, four car garage and workshop.

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

Roundwell is situated in a pleasant, secluded location within easy reach of a range of amenities whilst the town centre is itself, which is approximately two miles distant, can be accessed by a regular bus service. The property is conveniently placed for the commuter giving easy access of both the A38 and M5 motorway interchange at junction 25. The bungalow stands within approximately 1 acre of landscaped gardens to include two ponds, one of which was previously a swimming pool, and block paved driveway. The property is warmed by gas central heating and has 20 owned solar panels which generate approximately £800 per quarter.

DETACHED BUNGALOW
FOUR DOUBLE BEDROOMS
POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
FOUR CAR GARAGE & WORKSHOP
AMPLE DRIVEWAY PARKING
LANDSCAPED WRAP AROUND GARDENS
CLOSE TO AMENITIES
SOLAR PANNELS & GAS CENTRAL HEATING
NO ONWARD CHAIN





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Entrance Hall	5' 7" x 4' 6" (1.70m x 1.37m)
Cloakroom	5' 6" x 2' 11" (1.68m x 0.89m)
WC	15' 10" x 14' 10" (4.82m x 4.52m) (max)
Sitting Room	13' 1" x 12' 8" (3.98m x 3.86m)
Dining Area	11' 10" x 10' 9" (3.60m x 3.27m)
Kitchen	Boiler cupboard.
Utility Room	11' 10" x 8' 4" (3.60m x 2.54m)
Rear Porch	Storage cupboard. Door to;
WC	
Inner Hall	Doors to four bedrooms and bathroom. Storage cupboard.
Bedroom 1	14' 4" x 10' 10" (4.37m x 3.30m) Fitted wardrobe.
Bedroom 2	14' 1" x 9' 4" (4.29m x 2.84m)
Bedroom 3	11' 1" x 11' 0" (3.38m x 3.35m) Fitted wardrobe.
Bedroom 4	10' 3" x 9' 5" (3.12m x 2.87m) Fitted wardrobe.
Family Bathroom	10' 11" x 6' 4" (3.32m x 1.93m)
Four Car Garage	36' 5" x 18' 0" (11.09m x 5.48m) Electric doors.
Workshop	16' 2" x 11' 1" (4.92m x 3.38m)
Outside	Externally the bungalow has lots of offers and sits within approximately one acre of lawned gardens with mature borders, a block paved driveway, a four car garage with light, power and electric doors, workshop and additional outbuilding. There's a well to the front of the property and a pond which up until recently was a swimming pool and an additional pond to the side of the dwelling.



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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.
Made with Metaplan CSD24



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.
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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.

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