



23 St. Quintin Park, Bathpool, Taunton TA2 8TB

£379,950

**GIBBINS RICHARDS**   
Making home moves happen



Very well presented 4 bed detached family home on a generous plot in this prestigious development. Lounge, dining room, conservatory, study, utility room and w.c. Galleried landing allows access to 4 good sized bedrooms with dominant master bedroom suite. Family bathroom, generous enclosed rear garden, double garage. Convenient for access to M5 and within Heathfield school catchment.

**THE PROPERTY**

St Quintin Park has proven to be ever popular over recent years as it offers a small development of now established modern detached properties in a highly convenient location. It falls within the catchment area of Heathfield Community School and is within a short drive of the M5 motorway interchange with its adjacent retail park. The property provides lounge, study and dining room with a good quality conservatory, kitchen and utility. There are 3 double bedrooms and one single with a family bathroom and an en-suite to the family bathroom. The windows have been replaced with uPVC double glazed units by Notaro and it has a larger than average plot with double garage and off road parking for 2 vehicles.

- IMPRESSIVE FOUR BEDROOM DETACHED HOUSE
- LARGE PLOT AND DOUBLE GARAGE
- STUDY & UTILITY
- CLOAKROOM AND EN-SUITE TO MASTER BEDROOM
- CONSERVATORY
- VERY POPULAR CUL-DE-SAC LOCATION
- POPULAR SCHOOL CATCHMENT AREA
- EASY ACCESS TO M5 JUNCTION
- UPVC DOUBLE GLAZING





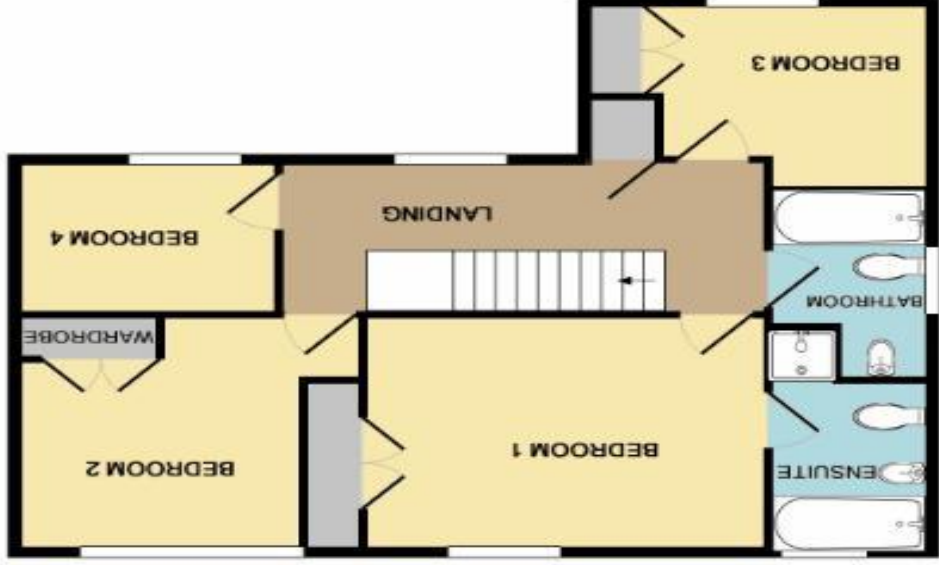


Entrance Hall	
Cloakroom	
Study	9' 2" x 7' 0" (2.79m x 2.13m)
Living Room	17' 0" plus bay x 11' 9" (5.18m x 3.58m) Living flame gas fire.
Conservatory	13' 5" x 11' 8" (4.09m x 3.55m) Fitted blinds, light/ceiling fan.
Dining Room	10' 5" x 10' 0" (3.17m x 3.05m) plus bay
Kitchen	14' 8" (4.47m) reducing to 11' 3" x 9' 8" (3.43m x 2.94m)
Utility room	6' 1" x 6' 0" (1.85m x 1.83m) Gas boiler
First Floor	16' 9" x 6' 6" (5.10m x 1.98m) Access to loft, airing cupboard
Gallerried Landing	
Bedroom 1	13' 6" x 10' 9" (4.11m x 3.27m) plus built-in double wardrobe.
En-suite	
Shower Room	With four piece suite including bath and separate shower cubicle.
Bedroom 2	10' 4" x 12' 2" (3.15m x 3.71m) reducing to 10' 10"(3.30m) double wardrobe.
Bedroom 3	9' 8" x 8' 4" (2.94m x 2.54m) Built-in double wardrobe.
Bedroom 4	8' 11" x 6' 6" (2.72m x 1.98m)
Bathroom	Three piece suite with electric shower over bath.
Outside	Parking for 2 cars. DOUBLE GARAGE. Good size enclosed rear garden.





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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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