



GIBBINS RICHARDS 
Making home moves happen

132 Hardys Road, Bathpool, Taunton TA2 8FD

£225,000

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A two bedroomed semi-detached home located on a modern development within Bathpool. The accommodation has recently been decorated and consists of an entrance hall, cloakroom, sitting room, kitchen/dining room, two double bedrooms to the first floor and bathroom. To the outside there is an enclosed rear garden and parking to the front of the property. AVAILABLE WITH NO ONWARD CHAIN.

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

Built by Persimmon Homes in 2015, this modern semi-detached property presents an excellent opportunity for both first-time buyers and investors. Situated in the sought-after residential area of Bathpool, to the northeast of Taunton, the home offers convenient access to local amenities. For commuters, Junction 25 of the M5 is within easy reach, and Taunton town centre, just two miles away, boasts a wide range of shopping, dining, and leisure options.

SEMI-DETACHED HOME
TWO DOUBLE BEDROOMS
CLOAKROOM
KITCHEN/DINER
ENCLOSED REAR GARDEN
PARKING
MODERN DEVELOPMENT IN BATHPOOL
NO ONWARD CHAIN



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Entrance Hall	9' 4" x 3' 6" (2.85m x 1.06m)
Cloakroom	4' 8" x 3' 1" (1.42m x 0.95m)
Sitting Room	15' 1" x 9' 4" (4.59m x 2.85m)
Kitchen/Diner	12' 11" x 8' 0" (3.93m x 2.43m)
First Floor Landing	7' 11" x 7' 3" (2.41m x 2.22m)
Bedroom 1	12' 11" x 8' 6" (3.93m x 2.60m) Storage cupboard.
Bedroom 2	12' 11" x 7' 11" (3.93m x 2.42m)
Bathroom	7' 11" x 5' 7" (2.42m x 1.71m)
Outside	Allocated parking to the front of the property. The rear garden contains a useful garden shed, outside tap and is laid to lawn and enclosed by timber fencing. It also benefits from a great deal of sunshine.



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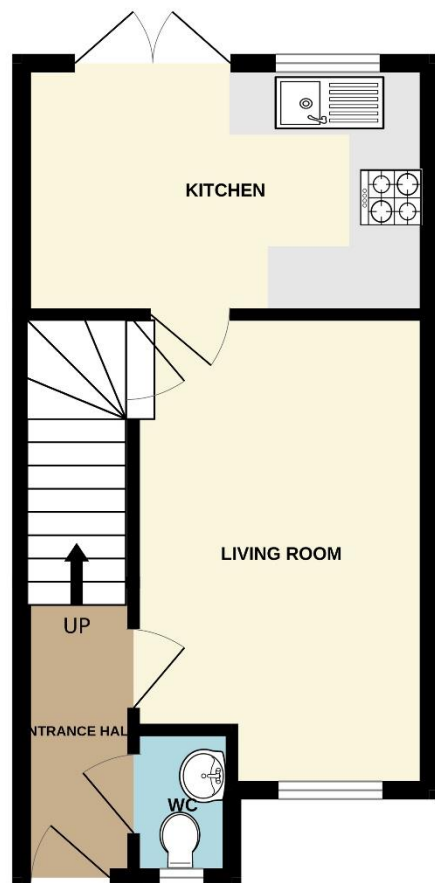


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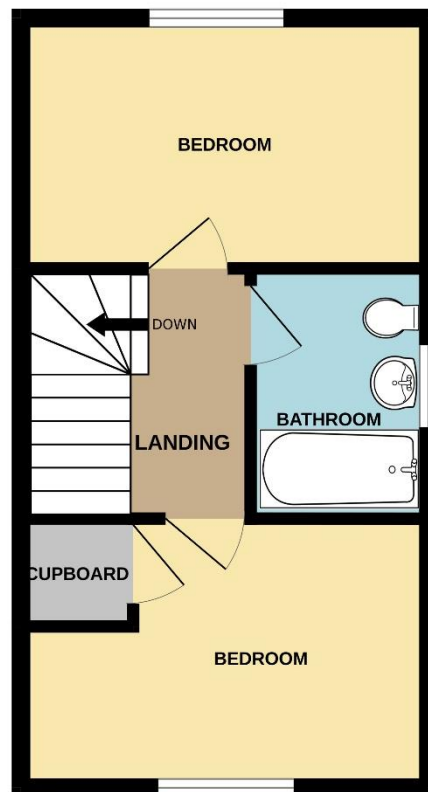


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GROUND FLOOR



1ST FLOOR



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.



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