



GIBBINS RICHARDS
Making home moves happen

8 Acacia Gardens, Bathpool, Taunton TA2 8TA
Offers in Excess of £500,000

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This four bedroomed detached home is situated in a highly desirable development in Bathpool. It provides generous and flexible living space including a spacious sitting room, separate dining room, conservatory, study, cloakroom and a large kitchen with utility area. To the first floor there are four bedrooms, each featuring built-in wardrobes, the master bedrooms benefits from an en-suite shower room, whilst a separate family bathroom serves the remaining rooms. Externally the property boasts a driveway with ample parking, large double garage and well maintained garden.

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

Acacia Gardens is located just a short distance from junction 25 of the M5 motorway and the A38, with several supermarkets and Hankridge Farm Retail Park nearby. It is approximately two miles to Taunton town centre and is within walking distance of the picturesque Bridgwater and Taunton Canal. In addition, you will find a number of primary school and secondary schools in the area. The property itself offers a range of desirable features including fully equipped kitchen with built-in double oven, hob, instant boiling water tap and pop-up plug sockets.

- DETACHED HOME
- LARGE INTEGRAL DOUBLE GARAGE
- BEAUTIFUL PRIVATE GARDEN
- GREAT TRAVEL LINKS TO THE M5
- SEVERAL SCHOOLS NEARBY
- EXECUTIVE DEVELOPMENT
- SEVERAL SCHOOLS NEARBY
- GENEROUS LIVING SPACE
- THREE RECEPTION ROOMS
- EN-SUITE TO THE MASTER BEDROOM





Entrance Hall

Cloakroom

6' 3" x 2' 7" (1.90m x 0.79m)

Study

9' 2" x 6' 4" (2.79m x 1.93m)

Sitting Room

15' 1" x 14' 9" (4.59m x 4.49m)

Dining Room

13' 7" x 8' 7" (4.14m x 2.61m)

Kitchen

18' 6" x 10' 2" (5.63m x 3.10m) Maximum.

Conservatory

13' 9" x 11' 8" (4.19m x 3.55m)

First Floor Landing

Access to loft space via ladder.

Bedroom 1

14' 9" x 9' 0" (4.49m x 2.74m) Fitted wardrobes.

En-suite

5' 7" x 5' 9" (1.70m x 1.75m)

Bedroom 2

11' 2" x 8' 5" (3.40m x 2.56m) Fitted wardrobes.

Bedroom 3

11' 5" x 9' 1" (3.48m x 2.77m) Fitted wardrobes.

Bedroom 4

9' 1" x 6' 9" (2.77m x 2.06m) Fitted wardrobes.

Bathroom

7' 1" x 5' 6" (2.16m x 1.68m) Airing cupboard.

Outside

Driveway parking for four cars. Extended double garage with light, power and plumbing for electric dog shower. Front, rear and side gardens. The rear garden features a solid wood under covered seating area, artificial lawns, well established plants and access into the garage.



GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.

1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1784 sq.ft. (165.7 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.



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