



GIBBINS RICHARDS 
Making home moves happen

50 Canal View, Bathpool, Taunton TA2 8BF
£285,000

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A beautifully presented three-bedroom townhouse situated within a modern development in Bathpool. This home has been upgraded by the current owners and offers well-arranged accommodation over three floors. The ground floor consists of an entrance hall, cloakroom, and a re-fitted open-plan kitchen/dining area. On the first floor, you'll find a bright and airy sitting room with a Juliette balcony, a family bathroom, and a bedroom. The second floor has two double bedrooms, including a main bedroom with its own en-suite shower room. Outside, the property benefits from a low maintenance rear garden, a single garage, and an allocated parking space directly in front.

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

Situated in a sought-after part of Bathpool, approximately 2 miles from Taunton town centre, this property enjoys a convenient yet peaceful location. It falls within the catchment area for West Monkton Church of England Primary School, which is just a short walk away—ideal for families with younger children. The popular Bathpool Inn and a large Aldi supermarket are also nearby, providing easy access to local amenities. Set on a restricted access road, the home benefits from a quiet and private setting

TOWN HOUSE
THREE BEDROOMS
CLOAKROOM
RE-FITTED KITCHEN
EN-SUITE SHOWER ROOM
LOW MAINTENANCE REAR GARDEN
LOCATED ON A MODERN DEVELOPMENT IN BATHPOOL
GARAGE & PARKING





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Entrance Hall	16' 1" x 6' 8" (4.91m x 2.03m)
Cloakroom	5' 7" x 3' 3" (1.71m x 0.98m)
Kitchen/Breakfast Room	25' 7" x 13' 11" (7.80m x 4.24m) Containing the gas fired combination boiler.
First Floor Landing	12' 11" x 6' 8" (3.93m x 2.03m)
Sitting Room	13' 11" x 12' 9" (4.24m x 3.88m) Juliette balcony.
Bedroom 3	8' 6" x 7' 3" (2.58m x 2.21m)
Bathroom	7' 3" x 6' 4" (2.21m x 1.93m)
Second Floor Landing	9' 9" x 6' 8" (2.98m x 2.03m) Storage cupboard.
Bedroom 1	10' 2" x 10' 0" (3.11m x 3.06m) Fitted wardrobes.
En-suite	7' 4" x 7' 3" (2.24m x 2.21m)
Bedroom 2	13' 11" x 8' 2" (4.24m x 2.50m)
Outside	Enclosed rear garden. Garage with parking in front.



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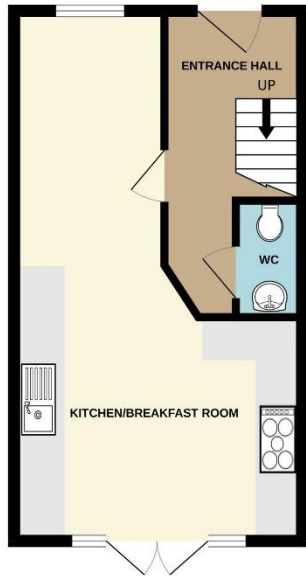


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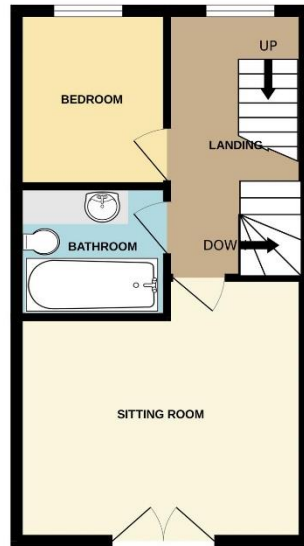


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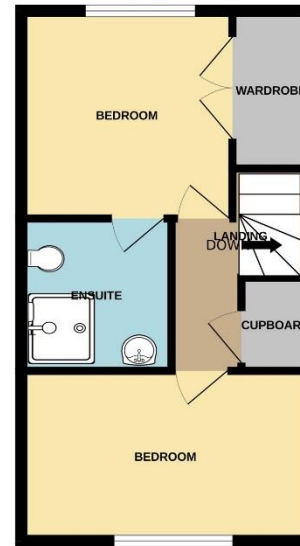
GROUND FLOOR



1ST FLOOR



2ND 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.



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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