



GIBBINS RICHARDS

169 Hardys Road, Bathpool, Taunton TA2 8FA

£245,000

GIBBINS RICHARDS   
Making home moves happen

A three bedroom end of terrace home offering well presented accommodation comprising of; ground floor cloakroom, sitting room, kitchen/diner, three bedrooms - the master with en-suite and a family bathroom. Externally the property benefits from off road parking and enclosed rear garden. There is double glazing and gas central heating.

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

The property is located on the edge of a popular development which is approximately 2.5 miles from Taunton town centre. The M5 motorway at junction 25 is easily accessible along with Hankridge Farm retail park.

GAS CENTRAL HEATING  
DOUBLE GLAZING  
HALLWAY WITH CLOAKROOM  
KITCHEN/DINER  
THREE BEDROOMS - MASTER WITH EN-SUITE  
FAMILY BATHROOM  
ENCLOSED REAR GARDEN  
SITUATED IN THE POPULAR BATHPOL AREA





Composite door into;

Hallway      Stairs to first floor.

Cloakroom      Low level wc, wash hand basin and double glazed window to front.

Sitting Room      14' 4" x 12' 0" (4.37m x 3.65m) Double glazed window to front. Under stairs storage cupboard.

Kitchen/Diner      15' 1" x 8' 11" (4.59m x 2.72m) Double glazed window and doors to rear. A range of fitted base and wall mounted cupboards.

First Floor Landing

Master Bedroom      12' 0" x 9' 6" (3.65m x 2.89m) Double glazed window to front. Door to;

En-suite      Double glazed window to front and side, low level wc, wash hand basin and shower cubicle.

Bedroom 2      8' 10" x 7' 6" (2.69m x 2.28m) Double glazed window to rear.

Bedroom 3      7' 6" x 6' 0" (2.28m x 1.83m) Double glazed window to side.

Bathroom      White suite comprising of bath, low level wc, wash hand basin and extractor fan.

Outside      To the front of the property is slate enclosed by railings with footpath to entrance. A side access leads through to the enclosed rear garden.

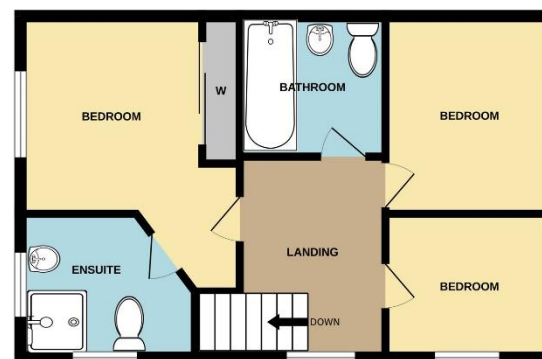
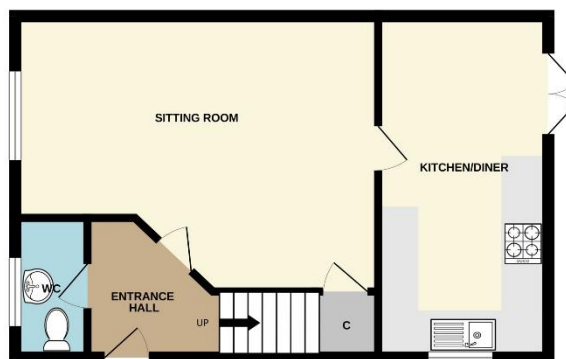




GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.5 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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