



GIBBINS RICHARDS
Making home moves happen

19 Glebelands, Bathpool, Taunton TA2 8FG
£325,000

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This three bedroomed detached home is located in a quiet cul-de-sac overlooking open green space. The well presented accommodation consists of; entrance hall, sitting room, kitchen/dining room, utility and cloakroom. To the first floor there are three bedrooms with an en-suite shower room to the main bedroom and a separate family bathroom. Externally the property benefits from an enclosed walled garden, garage and parking.

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

Constructed by Persimmon Homes , this three bedroomed detached family home is well presented throughout and benefits from an enclosed rear garden and an open aspect to the front. Located in the popular Heathfield development in Bathpool, which is within easy walking distance of both primary and secondary school education, whilst Taunton town centre is just over two miles distant and provides both M5 motorway and intercity railway access.

DETACHED HOME
THREE BEDROOMS
CONSTRUCTED IN 2015
GROUND FLOOR CLOAKROOM AND UTILITY
GARAGE AND PARKING
CUL-DE-SAC POSITION
EN-SUITE SHOWER ROOM TO MASTER BEDROOM
WALLED SOUTH FACING GARDEN
GAS CENTRAL HEATING

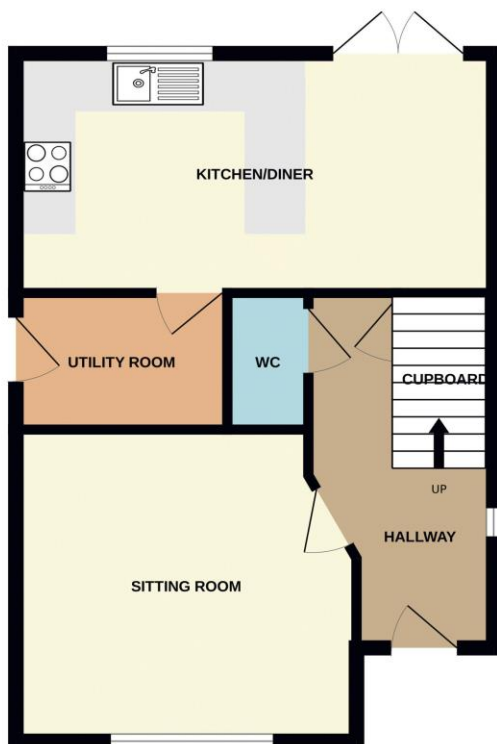




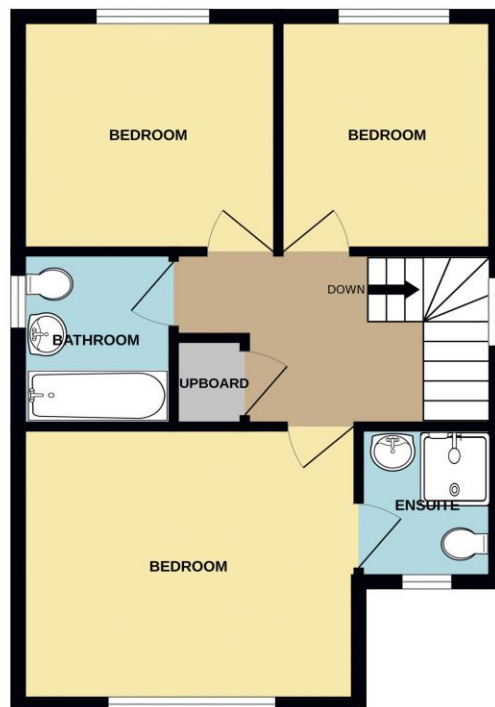
Entrance Hallway	13' 10" x 7' 0" (4.22m x 2.14m) Stairs to first floor. Under stairs storage cupboard.
Cloakroom	5' 4" x 3' 1" (1.62m x 0.94m)
Sitting Room	12' 11" x 12' 2" (3.94m x 3.70m)
Kitchen/Dining Room	18' 1" x 9' 4" (5.52m x 2.85m) Doors opening to the rear garden.
Utility Room	8' 0" x 5' 4" (2.44m x 1.62m)
First Floor Landing	Storage cupboard.
Bedroom 1	12' 11" x 10' 10" (3.94m x 3.30m)
En-suite	6' 0" x 5' 7" (1.84m x 1.69m)
Bedroom 2	9' 11" x 9' 2" (3.01m x 2.79m)
Bedroom 3	9' 2" x 8' 3" (2.79m x 2.52m)
Bathroom	6' 10" x 5' 11" (2.08m x 1.80m)
Outside	Open aspect front garden. Enclosed walled rear garden, garage and parking.



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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.



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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