



GIBBINS RICHARDS 
Making home moves happen

68 Hardys Road, Bathpool, Taunton TA2 8AY

£525,000

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A spacious five bedroomed detached family home situated on a modern development in Bathpool. The property is well presented throughout and offers versatile living space, including entrance hall, cloakroom, open plan kitchen/diner/family room, utility room and a sitting room. To the first floor there are three double bedrooms, with the main bedroom featuring an en-suite shower room and a dressing area, along with a separate family bathroom. The second floor has two additional double bedrooms and a shower room. Outside the home benefits from a double garage, driveway parking and an enclosed rear garden.

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

Built by Redrow Homes in 2014 to an attractive design, this beautifully presented detached property enjoys a desirable position overlooking green space. Conveniently located offering easy access to local amenities including primary and secondary school education and the M5 motorway at junction 25. Taunton town centre is just two miles away and offers a wide range of shopping and leisure facilities.

DETACHED HOME
FIVE DOUBLE BEDROOMS
THREE BATHROOMS
CLOAKROOM AND UTILITY ROOM
DOUBLE GARAGE AND DRIVEWAY PARKING
PLEASANT OUTLOOK
WELL PRESENTED ACCOMMODATION
ENCLOSED REAR GARDEN
CONSTRUCTED BY REDROW HOMES IN 2014





Entrance Hallway	11' 1" x 7' 1" (3.38m x 2.16m)
Sitting Room	17' 3" x 11' 5" (5.25m x 3.48m)
Kitchen/Dining/Family Room	23' 9" x 10' 7" (7.23m x 3.22m) widening to 20' 7" (6.27m) L-shaped.
Utility Room	8' 9" x 6' 3" (2.66m x 1.90m) Storage cupboard. Gas fired combination boiler.
Cloakroom	6' 9" x 3' 11" (2.06m x 1.19m)
First Floor Landing	Airing cupboard.
Bedroom 1	19' 3" x 10' 9" (5.86m x 3.27m) Walkway through to dressing area with built-in wardrobes.
En-suite	10' 8" x 3' 11" (3.25m x 1.19m)
Bedroom 2	12' 0" x 11' 7" (3.65m x 3.53m) Built-in wardrobes.
Bedroom 3	16' 7" x 11' 7" (5.05m x 3.53m) Built-in wardrobes.
Family Bathroom	7' 8" x 6' 6" (2.34m x 1.98m)
Second Floor Landing	
Bedroom 4	10' 11" x 8' 6" (3.32m x 2.59m) Built-in wardrobes.
Bedroom 5	16' 7" x 9' 10" (5.05m x 2.99m) Storage cupboard.
Shower Room	7' 3" x 5' 8" (2.21m x 1.73m)
Outside	To the front of the property is a double garage 18' 6" x 18' 3" (5.63m x 5.56m) with double width driveway parking. To the rear is a fully enclosed garden with shed 8' 8" x 8' 8" (2.64m x 2.64m) fully insulated with light and power.



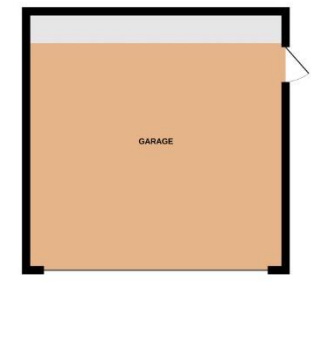


GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.

2ND FLOOR
433 sq.ft. (40.2 sq.m.) approx.

GARAGE
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 2097 sq.ft. (194.9 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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