



83 Batt Drive, Cheddon Fitzpaine, Taunton TA2 8FY

£299,950

GIBBINS RICHARDS 
Making home moves happen

A well-presented three bedroomed semi-detached home, built by Barratt Homes in 2019, situated on a sought-after modern development. The accommodation includes a kitchen/breakfast room, a spacious sitting/dining room with doors to the garden, a cloakroom, and three first-floor bedrooms with an en-suite shower room to the main bedroom along with a separate family bathroom. Outside, the property enjoys a sunny, non-overlooked rear garden, a single garage, and tandem driveway parking.

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

Batt Drive is located on the edge of a popular development within the parish of Cheddon Fitzpaine, offering easy access to a local primary school and just a short drive from the picturesque Quantock Hills. Taunton town centre lies just over a mile away, providing a wide range of shopping, leisure, and cultural amenities. For commuters, the M5 motorway and mainline railway station are both within convenient reach.

SEMI-DETACHED HOME
THREE BEDROOMS
DOWNSTAIRS CLOAKROOM
EN-SUITE SHOWER ROOM
SUNNY LOW MAINTENANCE REAR GARDEN
SINGLE GARAGE
TANDEM DRIVEWAY PARKING
CONSTRUCTED IN 2019 BY BARRATT HOMES
CLOSE TO AMENITIES





Entrance Hall

Cloakroom

Sitting/Dining Room 17' 8" x 11' 6" (5.38m x 3.50m) maximum.

Kitchen/Breakfast Room 12' 1" x 8' 0" (3.68m x 2.44m)

First Floor Landing

Bedroom 1 15' 1" x 8' 5" (4.59m x 2.56m) Fitted wardrobes.

En-suite 8' 4" x 4' 3" (2.54m x 1.29m)

Bedroom 2 10' 2" x 8' 5" (3.10m x 2.56m)

Bedroom 3 12' 1" x 6' 2" (3.68m x 1.88m)

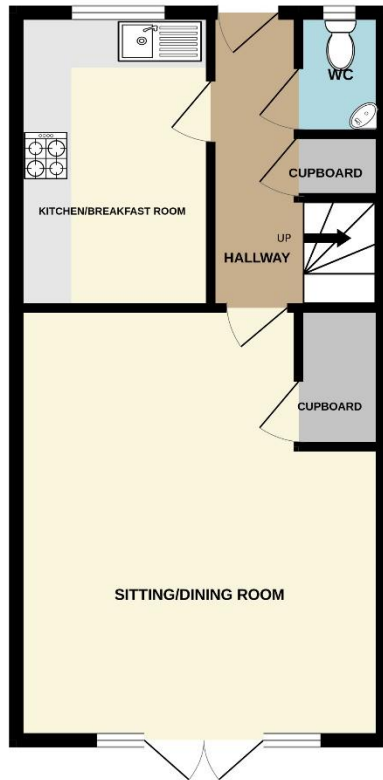
Bathroom 7' 9" x 6' 2" (2.36m x 1.88m) maximum.

Outside Sunny, non-overlooked rear garden, a single garage, and tandem driveway parking.

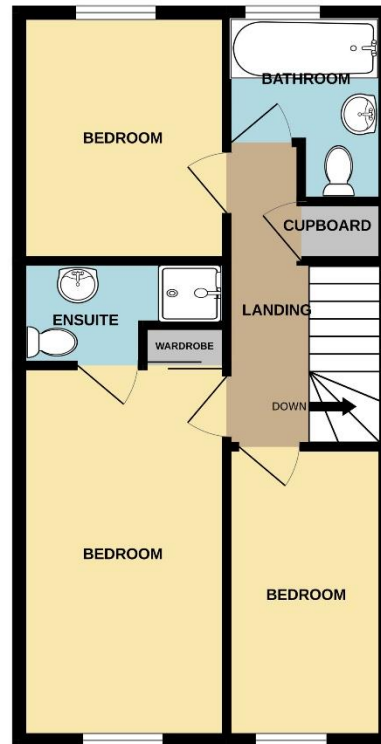
Agents Note There is a service charge of approximately £200 per annum, payable to Pinnacle Management for the upkeep of green areas.



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 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 £40 + VAT (£48) **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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