



GIBBINS RICHARDS

**157 Hardys Road, Bathpool, Taunton TA2 8FA**  
**£210,000**

**GIBBINS RICHARDS**   
Making home moves happen

A brilliant first time buy or rental property situated in a popular modern development in Monkton Heathfield, this two bed roomed property is well priced and is offered to the market with no onward chain.

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

157 Hardys Road is a mid terrace two bed roomed home built by Persimmon Homes and forms part of the popular Monkton Heathfield development to the north east of Taunton town centre. The property is offered to the market with no onward chain and consists of; ground floor cloakroom, entrance hall, sitting room, kitchen/diner and on the first floor, two bedrooms and a central bathroom. There is also an enclosed rear garden, mainly laid to low maintenance fake lawn and also non restricted parking to the front. A fantastic property and well priced with no onward chain. An early viewing is highly recommended.

NO ONWARD CHAIN  
TWO DOUBLE BEDROOMS  
MODERN TERRACE HOUSE  
KITCHEN/DINER  
GROUNDFLOOR CLOAKROOM  
ENCLOSED REAR GARDEN  
POPULAR MODERN DEVELOPMENT





## Entrance Hall

## Cloakroom

Sitting Room      15' 1" x 9' 4" (4.59m x 2.84m)  
maximum.

Kitchen/Diner      12' 11" x 8' 0" (3.93m x 2.44m)

## First Floor Landing

Bedroom 1      12' 11" x 8' 6" (3.93m x 2.59m)

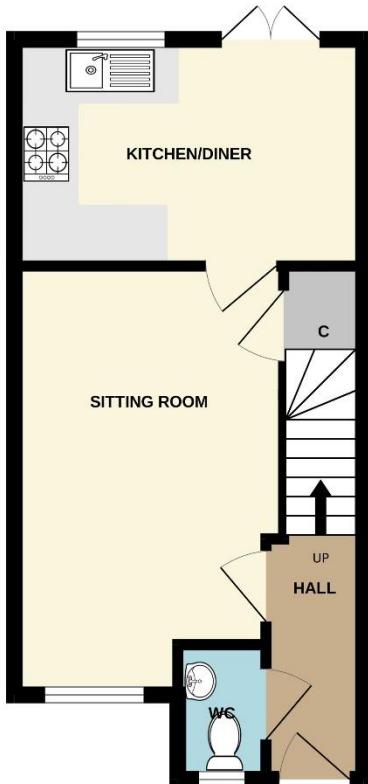
Bedroom 2      12' 11" x 7' 11" (3.93m x 2.41m)

Bathroom      7' 11" x 5' 7" (2.41m x 1.70m)

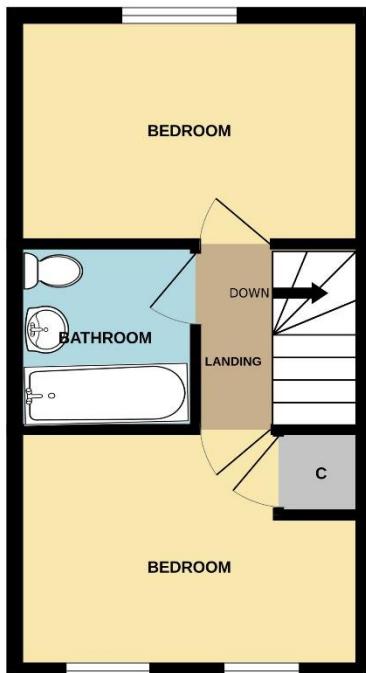
Outside      Enclosed rear garden. Non  
restricted parking.



GROUND FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR  
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) APPROX.

Whilst every effort has been made to ensure the accuracy of the information 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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