



GIBBINS RICHARDS

30 Roys Place, Bathpool, Taunton TA2 8AX

£310,000

GIBBINS RICHARDS 
Making home moves happen

Terrace town house *Four bedrooms *Parking for two cars

A good sized four bedroomed town house ideally situated within a popular modern development in Bathpool, Taunton. The property benefits from parking to the rear and has been well maintained throughout, offering well appointed ready to move in accommodation for any family.

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

The ground floor comprises a welcoming entrance hall with cloakroom, versatile ground floor study or additional bedroom and an excellent kitchen/dining room to the rear which opens onto the rear garden and could be utilised as a lounge space if preferred. Arranged over the upper floors, the property offers a principle bedroom with en-suite, two further generous double bedrooms, a comfortable sitting room, along with a single bedroom and a family bathroom with shower over the bath. Externally the home enjoys both rear and side gardens providing more outside space than many similar properties on the development, making it ideal for families and for entertaining.

103.1 Approximate square meters
Terrace 4/5 bedroomed town house
Popular Bathpool development
Well maintained
Gas central heating
Enclosed private garden
Parking for two cars
Ground floor study

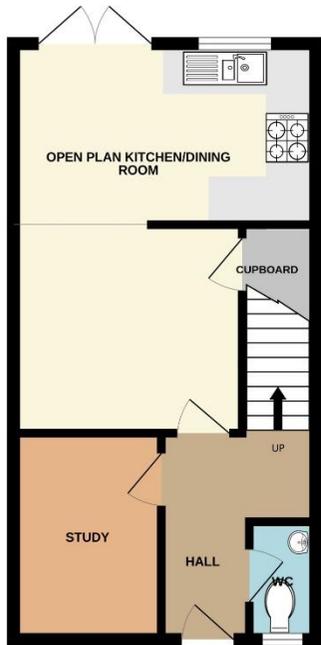




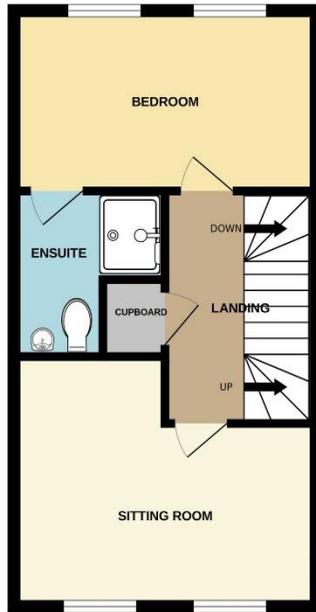
Hall	12' 5" x 7' 0" (3.78m x 2.14m) Stairs to first floor.
Cloakroom	5' 4" x 3' 0" (1.62m x 0.92m)
Study	9' 4" x 6' 8" (2.84m x 2.03m)
Open Plan Kitchen/ Dining Room	Kitchen 17' 11" x 13' 9" (5.46m x 4.19m) Dining Room 10' 5" x 9' 4" (3.17m x 2.84m)
First Floor	Storage cupboard. Stairs to second floor.
Sitting Room	13' 9" x 11' 2" (4.19m x 3.40m)
Master Bedroom	13' 8" x 9' 0" (4.16m x 2.74m)
En-suite	7' 6" x 6' 10" (2.28m x 2.09m)
Second Floor	
Bedroom 2	13' 10" x 9' 1" (4.21m x 2.76m)
Bedroom 3	11' 3" x 6' 8" (3.42m x 2.03m)
Bedroom 4	8' 9" x 6' 9" (2.66m x 2.05m)
Bathroom	6' 8" x 6' 7" (2.03m x 2.00m)
Outside	Parking to the rear. Rear and side gardens.



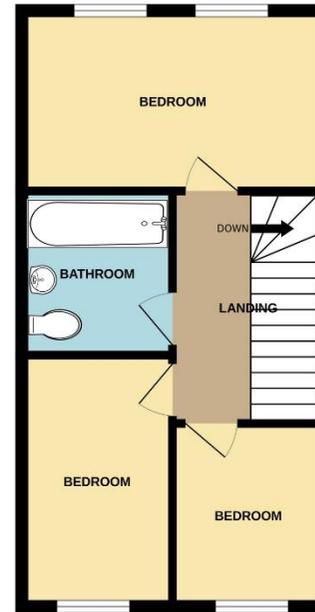
GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.1 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.
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