



GIBBINS RICHARDS   
Making home moves happen

35 Bishops Close, Bathpool, Taunton TA2 8DS

£375,000

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**\*Modern Redrow Home \*Private rear garden \*Quiet cul-de-sac \***

**A three bedroomed detached home, tucked away in a quiet cul-de-sac within the sought-after Heathfields development in Bathpool.**

**Tenure: Freehold / Energy Rating: TBC / Council Tax Band: D**

**Built by Redrow Homes in 2013 to the popular Warwick design, this property offers comfortable modern living with a private south-facing rear garden, driveway parking, and a single garage complete with light and power. The accommodation is warmed by gas central heating and benefits from double glazing, some of which has been recently replaced. The ground floor comprises an entrance hallway, cloakroom, sitting room, and a spacious kitchen/dining room with double doors opening onto the garden. Upstairs, there are three bedrooms, including a main bedroom with en-suite shower room, along with a separate family bathroom. Ideally situated, the property is within easy walking distance of local shops, both primary and secondary schools, and the picturesque walks of the Taunton and Bridgwater Canal. Taunton town centre is just over two miles away, providing access to the M5 and intercity rail links.**

Approximately 90.9 square meters

Detached home

Three bedrooms

Built by Redrow Homes in 2013

Downstairs cloakroom

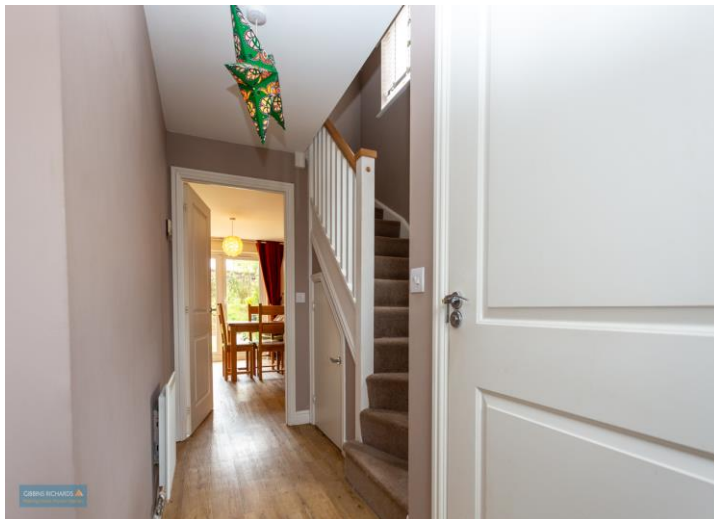
En-suite shower room

Private south-facing rear garden

Single garage and parking

Quiet cul-de-sac location

Close to a range of amenities





Entrance Hall

Cloakroom

Sitting room 15' 5" x 11' 4" (4.70m x 3.45m)

Kitchen/dining Room 18' 5" x 11' 3" (5.61m x 3.43m)  
 fitted with a range of units featuring soft-close pan drawers, a pantry unit, and extensive laminated work surfaces with matching upstands. Built-in Smeg appliances include a stainless steel gas hob with extractor hood, eye-level oven and microwave, along with an integrated fridge, freezer, and plumbing for a dishwasher. Additional features include a one and a half bowl stainless steel sink with mixer tap, TV point, recessed LED lighting, radiator, and a cupboard with plumbing for a washing machine and space for a tumble dryer. French doors open out to the rear garden.

First Floor Landing with access to roof space, and a cupboard housing the Glow Worm wall mounted gas fired boiler.

Bedroom 1 11' 10" x 11' 1" (3.60m x 3.38m) Fitted wardrobes.

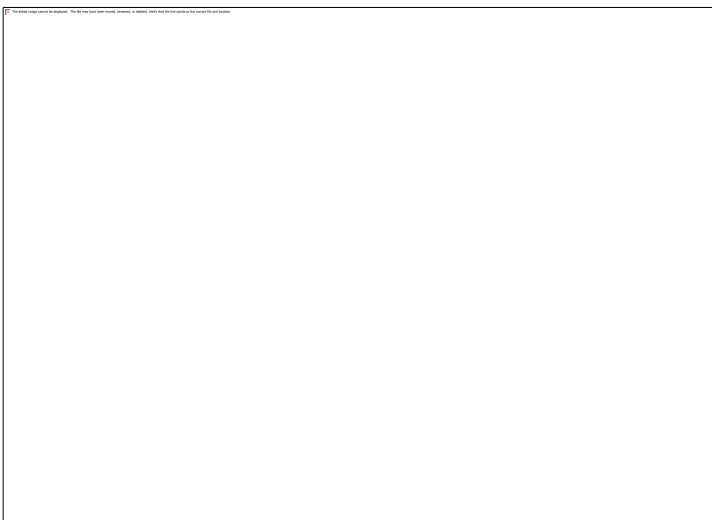
En-suite Shower Room 8' 7" x 3' 10" (2.62m x 1.16m)

Bedroom 2 10' 10" x 10' 6" (3.30m x 3.20m)

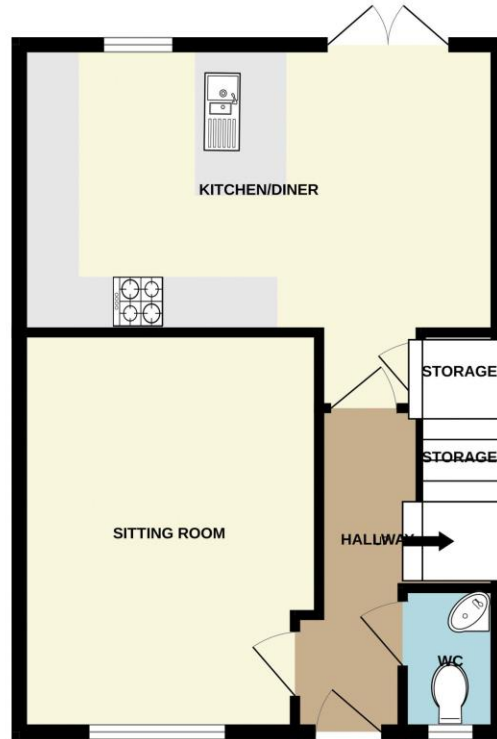
Bedroom 3 11' 5" x 7' 1" (3.48m x 2.16m)

Family Bathroom Shower over the bath.

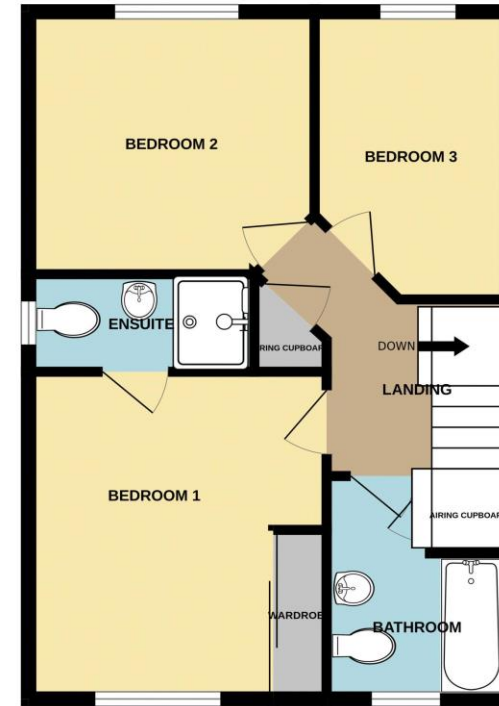
Outside - A south-facing rear garden, mainly laid to lawn, featuring a patio area, mature shrubs, a well-established flower bed, a raised seating area, an outside light, and an outside tap. The property also benefits from a single garage with light and power, along with driveway parking for two to three vehicles.



GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 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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