



10 Leaches Mead, Bathpool, Taunton TA2 8FB

£340,000

GIBBINS RICHARDS 
Making home moves happen

***No onward chain *Cul-de-sac position *Garage & driveway parking ***

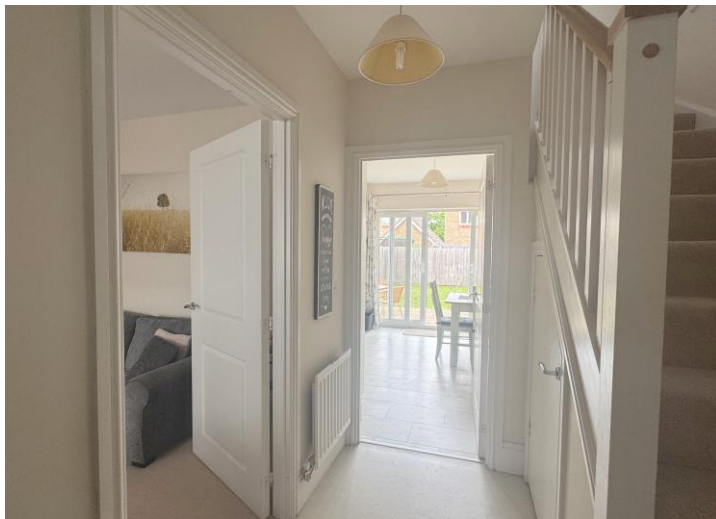
A well presented three bedroom semi-detached Redrow home, situated in a quiet cul-de-sac on a modern development on the north eastern outskirts of Taunton. Energy rating: 79-C

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

Built by Redrow Homes in 2014 to the sought-after Letchworth design, this spacious home offers well-appointed accommodation throughout. Conveniently located for local amenities, primary and secondary schooling, and with easy access to Junction 25 of the M5 motorway, Taunton town centre is just over two miles away and offers an excellent range of shopping and leisure facilities.

The accommodation is warmed by gas central heating and briefly comprises an entrance hall, cloakroom, sitting room, and a kitchen/dining room with access to the rear garden. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a separate family bathroom. Externally, the property benefits from a larger than average rear garden, single garage, and ample driveway parking.

Approximately 985.9 square meters
Semi-detached home
Three bedrooms
Downstairs cloakroom
En-suite shower room
Garage & driveway parking
Quiet cul-de-sac location
Constructed by Redrow Homes in 2014
No onward chain





Entrance Hallway

Cloakroom 5' 7" x 2' 9" (1.70m x 0.84m)

Sitting Room 16' 4" x 10' 7" (4.97m x 3.22m)

Kitchen/Diner 17' 7" x 10' 7" (5.36m x 3.22m)
Sliding doors to the garden.

First Floor Landing

Bedroom 1 11' 3" x 8' 8" (3.43m x 2.64m)
Two built in wardrobes.

En-suite 4' 7" x 4' 0" (1.40m x 1.22m)

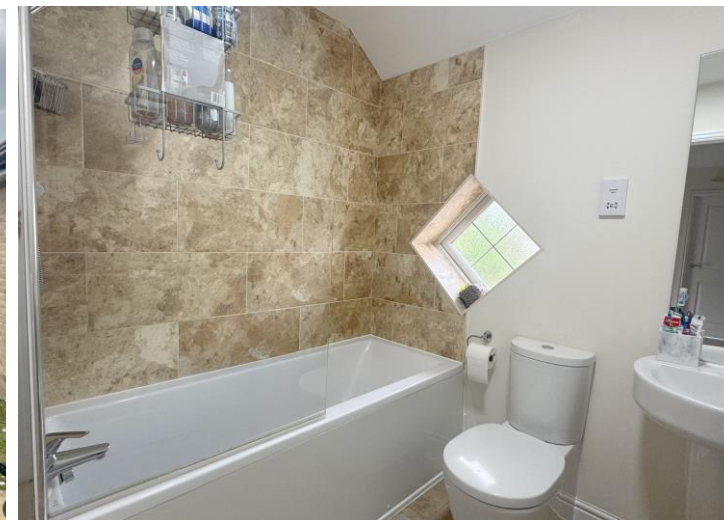
Bedroom 2 11' 6" x 8' 7" (3.50m x 2.61m)

Bedroom 3 8' 5" x 8' 2" (2.56m x 2.49m)

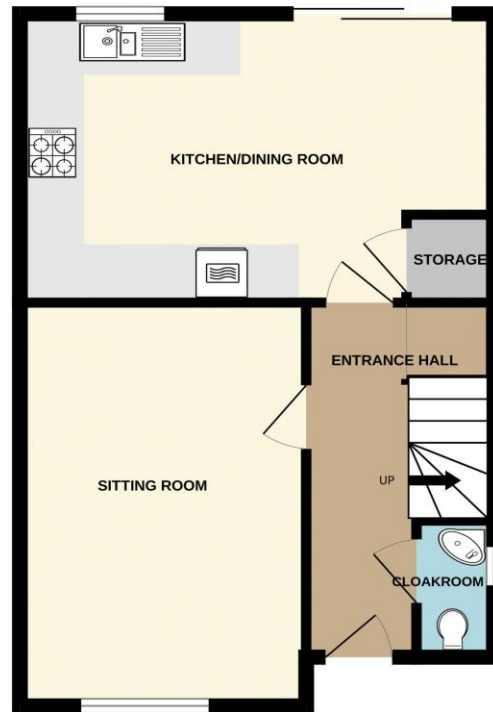
Family Bathroom 6' 5" x 5' 6" (1.95m x 1.68m)

Outside

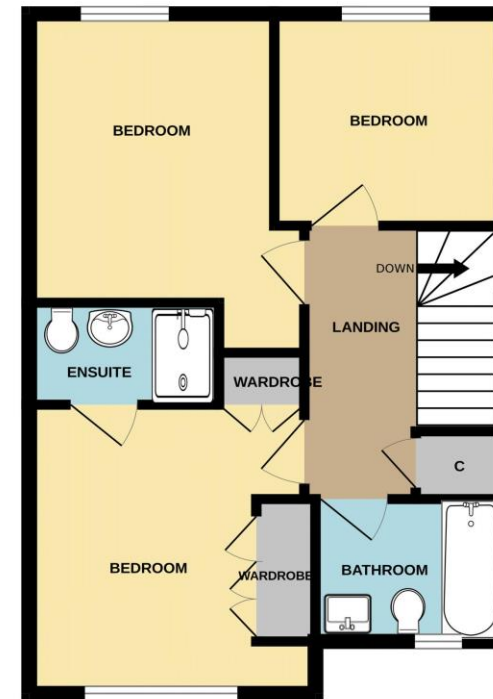
The property benefits from a larger than average rear garden, single garage, and ample driveway parking.



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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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