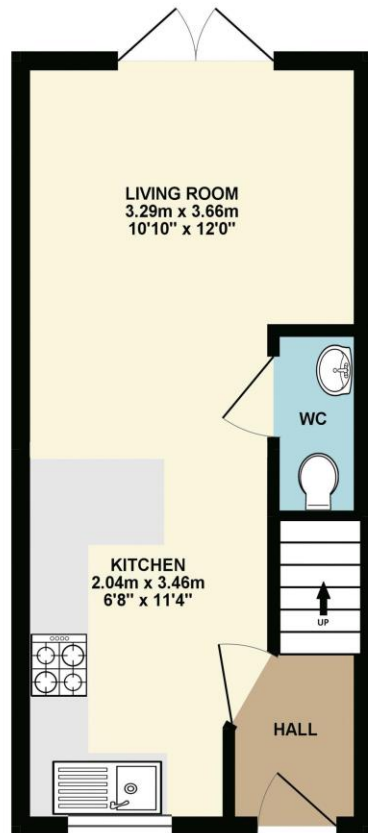
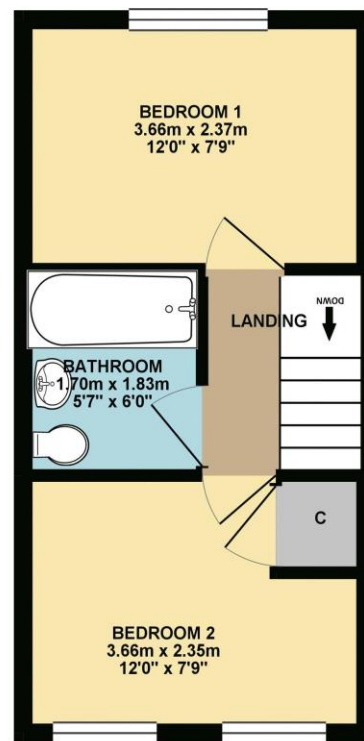


GROUND FLOOR 23.88 sq. m.
(257.03 sq. ft.)



1ST FLOOR 22.27 sq. m.
(239.73 sq. ft.)



TOTAL FLOOR AREA - 46.15 sq. m. (496.76 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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53 Bridge Street, Taunton, Somerset, TA1 1TP

T: 01823 259604 E: info@wareandco.com W: www.wareandco.com



£1,100

WARE & CO
estate and letting agents

**5, Hardys Close, Bathpool, Taunton
TA2 8FQ**

A well presented modern starter home in a cul de sac position

NO ONWARD CHAIN

Sought after Bathpool area of Taunton

Drive parking to the front

Good sized enclosed rear garden

Entrance hall with stairs to the first floor

Cloakroom/wc

Open plan living/dining/kitchen with integrated appliances

Two good sized bedrooms

Bathroom



Ware & Company are pleased to bring to the market this good sized and well presented modern home on the outskirts of Bathpool.

Offered with drive parking and a good sized enclosed rear garden, the house briefly comprises an entrance hall with stairs rising to the first floor, a delightful open plan living/dining/kitchen with an integrated fridge/freezer, oven and hob, and double doors to the rear garden. To the first floor there is a landing area, two bedrooms with fitted wardrobes and a three piece bathroom.



A viewing appointment is highly recommended to appreciate this immaculate home. Contact us on 01823 259604.

TOTAL FLOOR AREA

50 sq.m.

TENURE

Freehold.

COUNCIL TAX

Somerset Council Tax Band B.
Charges payable for 2023/24 - £1,647.87.

SERVICES

Main services of gas, electricity, water and drainage are connected.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		98
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

