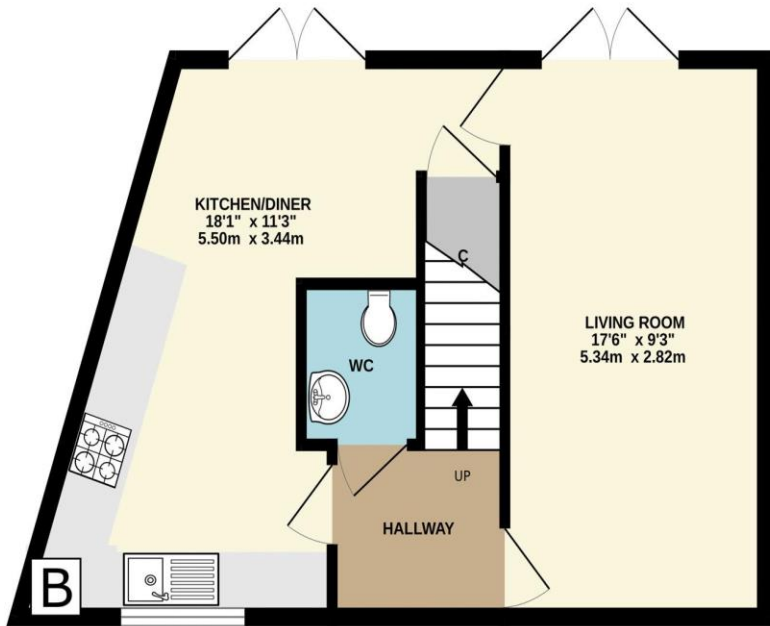
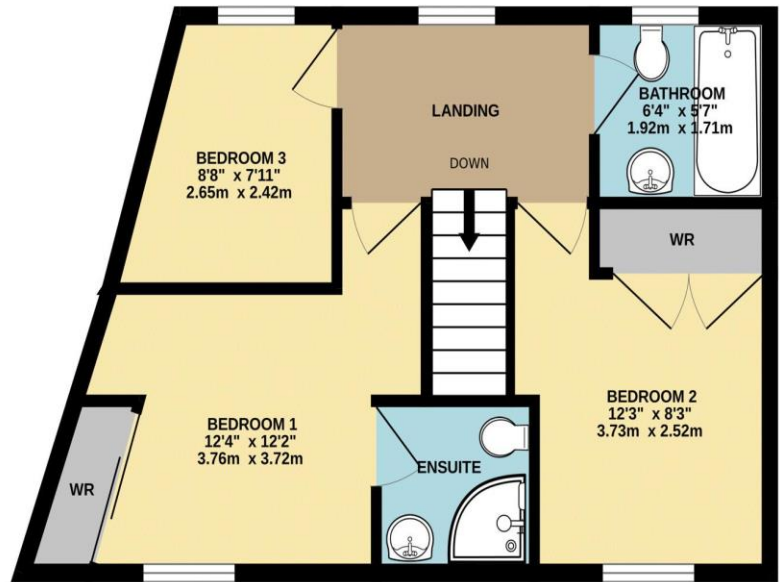


GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		92
B (81-91)	80	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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£270,000

**WARE & CO**  
estate and letting agents

## 48, Canal View, Bathpool, Taunton Somerset, TA2 8BF

AVAILABLE WITH NO ONWARD CHAIN

A modern well presented three bedroom family home in Bathpool

Drive parking and garage

Private enclosed rear garden

Principal ensuite bedroom

Good sized living room

Kitchen/dining room

Cloakroom/wc

Family bathroom

Close to good local amenities



Located on the outskirts of Bathpool and available with no onward chain, this well presented and spacious home is ideal for the growing family looking for a peaceful residential setting, whilst being just a short drive from local amenities, schools, and transport links.

The property briefly comprises an entrance hall with stairs rising to the first floor and a cloakroom/wc, a dual aspect living room and an L shaped kitchen/dining room with integrated appliances round off the ground floor. To the first floor there is a principal ensuite bedroom, two further bedrooms and a family bathroom.

The garden lies to the rear of the property and is well enclosed by tall fencing with a level lawn and paved patio, as well as personal access to the rear of a single garage with drive parking to the front.

### TOTAL FLOOR AREA

81sq.m.

### TENURE

Freehold.

The garage is leasehold. Details to follow.

### COUNCIL TAX

Somerset Council Tax Band C.

Charges payable for 2024/25 - £2,138.98.

### SERVICES

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

**Broadband/Mobile phone coverage** - The options of standard, superfast and ultrafast broadband with speeds up to 1,000mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

