



GIBBINS RICHARDS 

**18 Roys Place, Bathpool, Taunton TA2 8AX**  
**Offers in Excess of £300,000**

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Making home moves happen

A four bedroomed semi detached town house located in Bathpool and offered with no onward chain. The accommodation has been renovated by the current owners and consists; entrance hall, cloakroom, open plan kitchen/dining room, first floor sitting room and master bedroom with en-suite shower room. To the second floor are three further bedrooms and a separate family bathroom. Externally the property benefits from an enclosed rear garden, single garage and driveway.

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

Constructed in 2013, this immaculately presented home offers easy to maintain and flexible three storey accommodation. Roys Place is located on the Bathpool development which is easy access to the M5 motorway at junction 25 and is only 3 miles distant from Taunton town centre. The accommodation is warmed by gas central heating via a combination boiler and is complete with double glazing.

SEMI DETACHED TOWN HOUSE  
FOUR BEDROOMS  
OPEN PLAN KITCHEN / DINING ROOM  
GROUND FLOOR CLOAKROOM  
ENCLOSED REAR GARDEN  
SINGLE GARAGE  
DRIVEWAY PARKING  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
NO ONWARD CHAIN





Hallway 13' 6" x 7' 0" (4.12m x 2.14m) Stairs to first floor.

Cloakroom

Kitchen/  
Dining Room 27' 9" x 13' 9" (8.45m x 4.19m) Under stairs storage cupboard.

First Floor  
Landing 10' 6" x 6' 11" (3.20m x 2.10m) Storage Cupboard.

Sitting Room 13' 9" x 11' 3" (4.19m x 3.44m)

Master  
Bedroom 13' 9" x 9' 11" (4.19m x 3.03m)

En-suite 6' 10" x 6' 6" (2.09m x 1.98m)

Second Floor  
Landing 10' 11" x 6' 11" (3.32m x 2.10m) Airing Cupboard.

Bedroom 2 13' 9" x 9' 5" (4.19m x 2.88m)

Bedroom 3 11' 9" x 6' 10" (3.59m x 2.09m)

Bedroom 4 9' 1" x 6' 11" (2.77m x 2.10m)

Bathroom 6' 10" x 6' 5" (2.09m x 1.96m)

Outside To the front of the property is a small stone chipped garden. Garage and parking. The rear garden is enclosed and contains lawn, decked area, patio, gravel section and side pedestrian gate.

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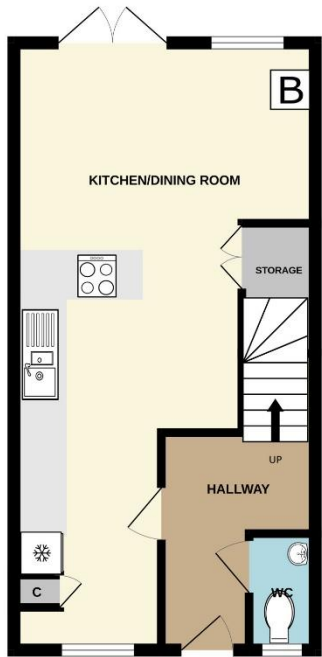


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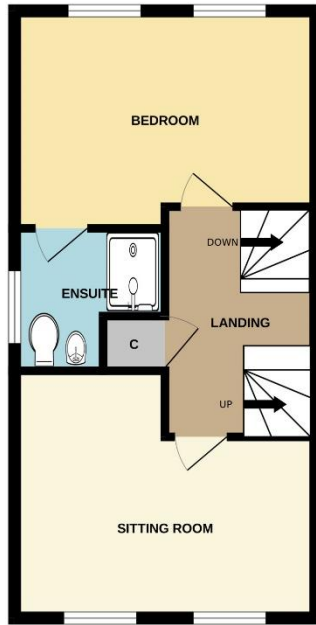


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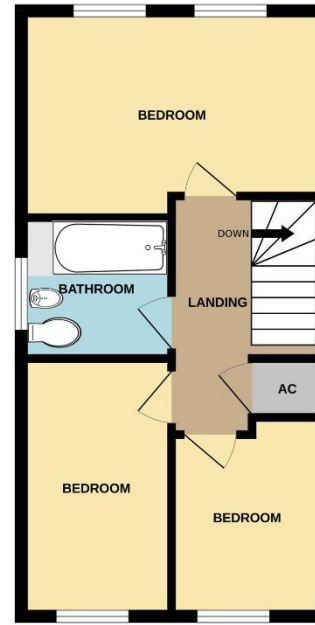
GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR  
390 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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.  
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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