



GIBBINS RICHARDS 

162 Hardys Road, Bathpool, Taunton TA2 8FD

£320,000

GIBBINS RICHARDS   
Making home moves happen

A three bedroomed semi detached home located in Bathpool, on the north eastern outskirts of Taunton. The well presented accommodation consists of; entrance hall, cloakroom, sitting room, kitchen/dining room, three first floor bedrooms to include an en-suite shower room to the main bedroom and a separate family bathroom. Externally the property benefits from a low maintenance rear garden, single garage and driveway parking. AVAILABLE WITH NO ONWARD CHAIN.

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

Constructed by Redrow Homes in 2016 to a pleasing design, this well appointed semi detached property still benefits from the remaining NHBC warranty. Local facilities are within easy reach including both primary and secondary school education, whilst the M5 motorway at junction 25 is easily accessible. Taunton town centre is just over two miles distant and provides a wealth of shopping facilities.

SEMI DETACHED HOME  
THREE BEDROOMS  
CLOAKROOM  
EN-SUITE SHOWER ROOM  
SINGLE GARAGE AND DRIVEWAY PARKING  
REMAINING NHBC WARRANTY  
GAS CENTRAL HEATING  
LOW MAINTENANCE REAR GARDEN  
NO ONWARD CHAIN



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## Entrance Hall

Cloakroom	5' 0" x 2' 11" (1.52m x 0.89m)
Kitchen/Dining Room	17' 0" x 11' 0" (5.18m x 3.35m) Integrated dishwasher, cooker, hob and extractor hood. Laundry cupboard.
Sitting Room	15' 0" x 10' 0" (4.57m x 3.05m)
First Floor Landing	Airing cupboard. Access to partially boarded roof space.
Bedroom 1	11' 0" x 8' 0" (3.35m x 2.44m) With wardrobes.
En-suite	7' 0" x 4' 0" (2.13m x 1.22m)
Bedroom 2	11' 0" x 8' 10" (3.35m x 2.69m)
Bedroom 3	8' 0" x 8' 3" (2.44m x 2.51m)
Bathroom	6' 0" x 5' 0" (1.83m x 1.52m)
Outside	Low maintenance rear garden with side pedestrian gate. Single garage with light and power. Driveway parking for two vehicles.



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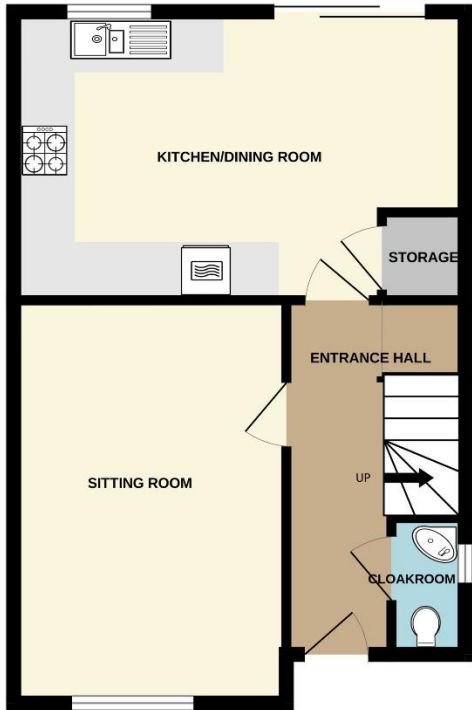


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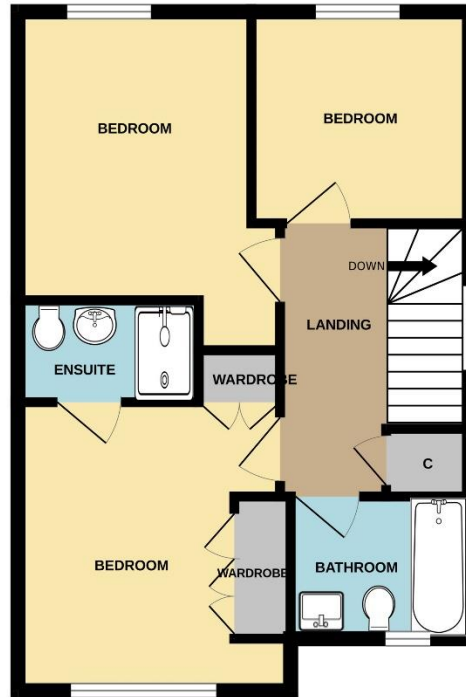


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GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



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.



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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