

Roundwell, Yew Tree Lane, Bathpool, Taunton TA2 8BB £550,000



## AVAILABLE WITH NO ONWARD CHAIN

A four bedroom detached bungalow situated in landscaped gardens enjoying a tucked away cul-desac position. The property boasts spacious accommodation which consists of: entrance hall, dining room leading to the sitting room, kitchen, utility, boot room with cloakroom, two further cloakrooms, family bathroom and four double bedrooms. Externally the property benefits from wrap around gardens, two ponds, ample driveway parking, four car garage and workshop.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: F

Roundwell is situated in a pleasant, secluded location within easy reach of a range of amenities whilst the town centre is itself, which is approximately two miles distant, can be accesses by a regular bus service. The property is conveniently placed for the commuter giving easy access of both the A38 and M5 motorway interchange at junction 25. The bungalow stands within approximately 1 acre of landscaped gardens to include two ponds, one of which was previously a swimming pool, and block paved driveway. The property is warmed by gas central heating and has 20 owned solar panels which generate approximately £800 per quarter.

DETACHED BUNGALOW FOUR DOUBLE BEDROOMS POTENTIAL TO EXTEND (SUBJECT TO PLANNING) FOUR CAR GARAGE & WORKSHOP AMPLE DRIVEWAY PARKING LANDSCAPED WRAP AROUND GARDENS CLOSE TO AMENITIES SOLAR PANNELS & GAS CENTRAL HEATING NO ONWARD CHAIN











## Entrance Hall Cloakroom

WC Sitting Room Dining Area Kitchen

Utility Room Rear Porch WC Inner Hall

Bedroom 1

Bedroom 2 Bedroom 3

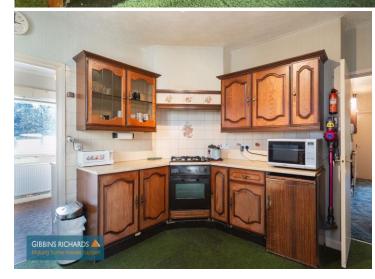
Bedroom 4

Family Bathroom Four Car Garage

Workshop Outside 5' 7" x 4' 6" (1.70m x 1.37m) 5' 6" x 2' 11" (1.68m x 0.89m) 15' 10" x 14' 10" (4.82m x 4.52m) (max) 13' 1" x 12' 8" (3.98m x 3.86m) 11' 10" x 10' 9" (3.60m x 3.27m) Boiler cupboard. 11' 10" x 8' 4" (3.60m x 2.54m) Storage cupboard. Door to;

Doors to four bedrooms and bathroom. Storage cupboard. 14' 4'' x 10' 10'' (4.37m x 3.30m) Fitted wardrobe. 14' 1'' x 9' 4'' (4.29m x 2.84m) 11' 1" x 11' 0" (3.38m x 3.35m) Fitted wardrobe. 10' 3'' x 9' 5'' (3.12m x 2.87m) Fitted wardrobe. 10' 11'' x 6' 4'' (3.32m x 1.93m) 36' 5'' x 18' 0'' (11.09m x 5.48m) Electric doors. 16' 2'' x 11' 1'' (4.92m x 3.38m) Externally the bungalow has lots to offers and sits within approximately one acre of lawned gardens with mature borders, a block paved

driveway, a four car garage with light, power and electric doors, workshop and additional outbuilding. There's a well to the front of the property and a pond which up until recently was a swimming pool and an additional pond to the side of the dwelling.







**GROUND FLOOR** 



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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

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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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