



17 Roys Place

Bathpool, Taunton, Somerset, TA2 8AX

James
Gray

ESTATE AGENTS

A spacious detached family home offering light and airy accommodation with double garage and conveniently situated on this popular development close to good local amenities. No onward chain



- Entrance hall and cloakroom
- Double aspect Sitting room with doors to rear garden
- Study/snug
- Dining room
- Kitchen/breakfast room with door to rear garden
- Principal bedroom with en suite shower room
- 3 further bedrooms and family bath/shower room
- Gas central heating and double glazing
- Gardens with pedestrian door to double garage. Adjacent driveway
- Convenient location close to good local amenities

Services

All mains services connected. Gas central heating

EPC rating

Band C (80)

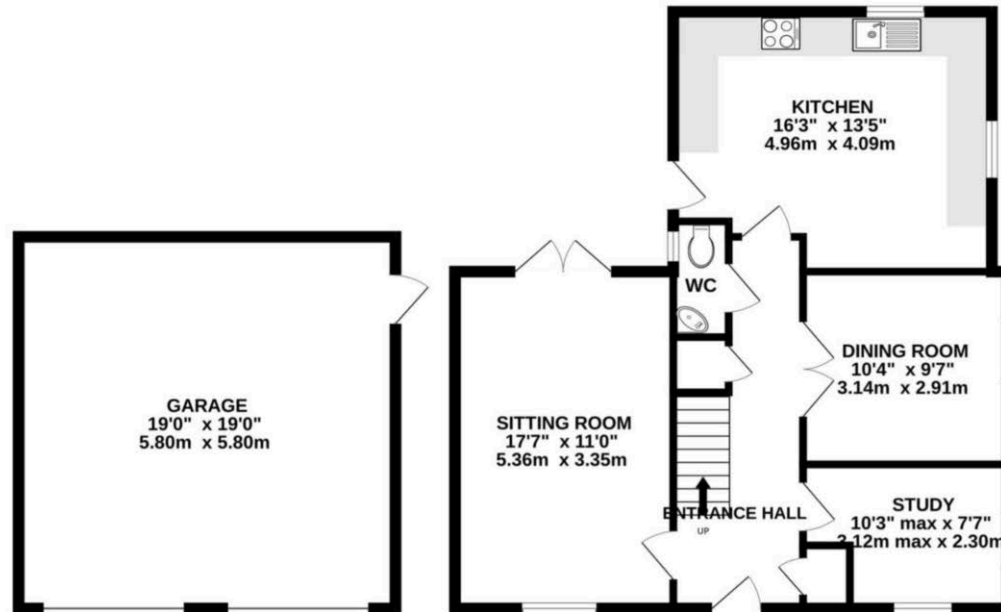
Council Tax and Service Charge

Band E. Service charge details TBC

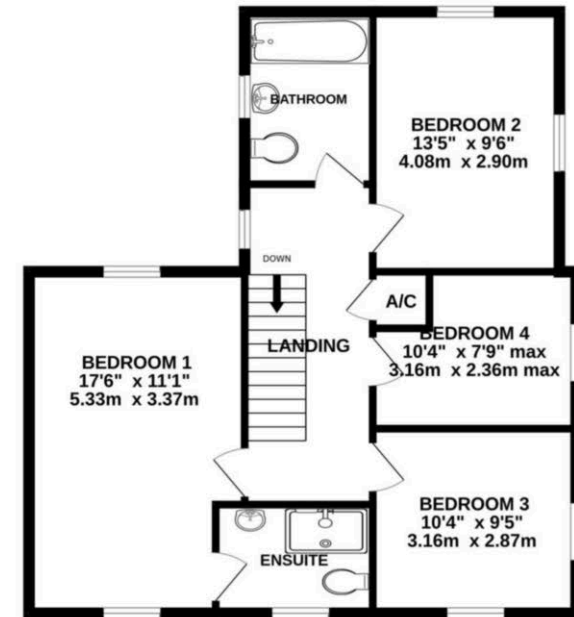




GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1749 sq.ft. (162.5 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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We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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