



42a Saffin Drive

Bathpool, Taunton, Somerset, TA2 8DP

**James
Gray**

ESTATE AGENTS

A semi-detached home with larger than average south-facing rear garden and adjacent driveway with parking for 2 cars and enjoying a cul de sac location on this popular development. No onward chain.



Key features

- Entrance hall and cloakroom
- Sitting room
- Kitchen/dining room with French doors to rear garden
- 2 double bedrooms and bath/shower room
- Gas central heating and double glazing
- South facing gardens
- Adjacent driveway with tandem parking for 2 cars
- Attractive cul de sac location on this popular development
- No onward chain

Services

All mains services connected. Gas central heating

EPC

Band C (77)

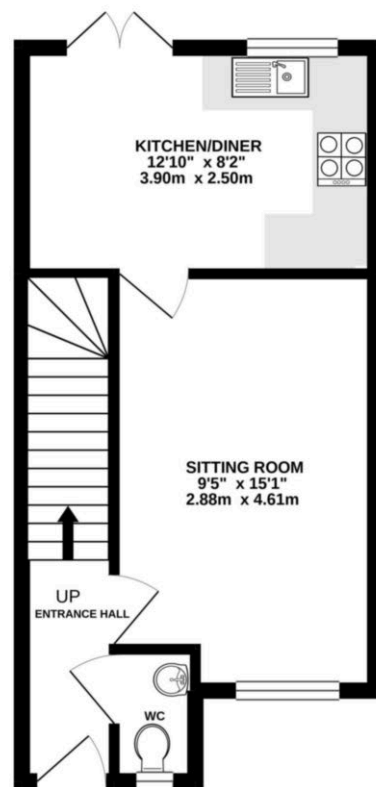
Council Tax

Band B. Service charge details awaited

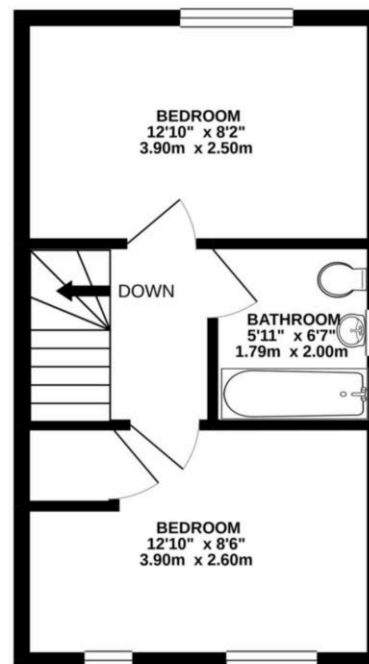




GROUND FLOOR



1ST FLOOR



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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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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