



8 Batt Drive

Cheddon Fitzpaine, Taunton, Somerset, TA2 8FY

**James
Gray**

ESTATE AGENTS

A beautifully presented former David Wilson show home, The Greenwood, offers spacious accommodation arranged over 3 floors, with attached 'through' garage, and enjoying an attractive location on the fringe of this popular development

 3  2  2

Key features

- Entrance hall, cloakroom and utility cupboard
- Well fitted kitchen/dining room with large box bay with double doors to rear garden
- Study/playroom
- First floor sitting room with 2 windows on the rear elevation
- Principal bedroom with en suite shower room
- 2 further double bedrooms and family bathroom
- Enclosed rear garden with lawn and enclosed courtyard garden
- Attached 'through' single garage with front and rear up and over doors
- EV charging point.
- No onward chain. Chain free buyers only.

Services

All mains services connected. Gas central heating

EPC rating

Band B (86)

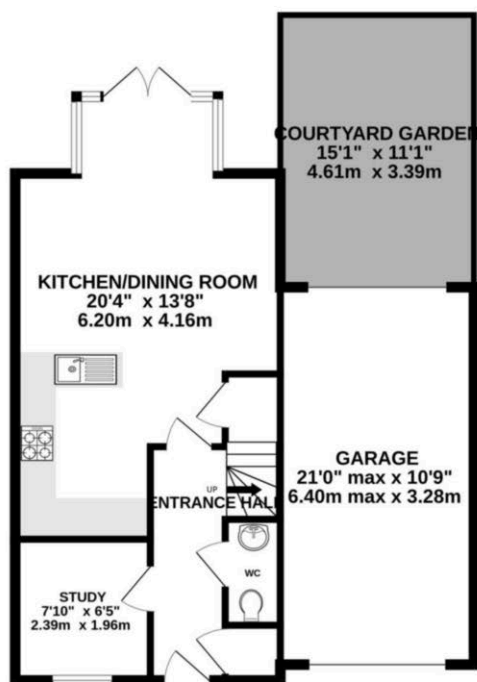
Council Tax and Service Charge

Band D Service charge 1/7/23 - 30/6/24 £216.02

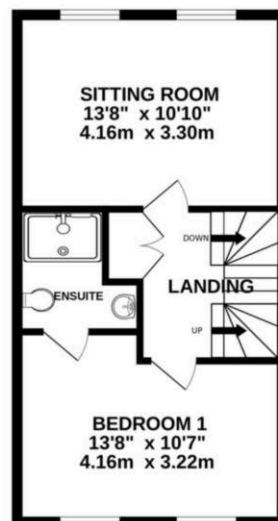




GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1216sq.ft. (113.0 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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