



24 Roys Place

Bathpool, TA2 8AX  
£225,000 Freehold

  
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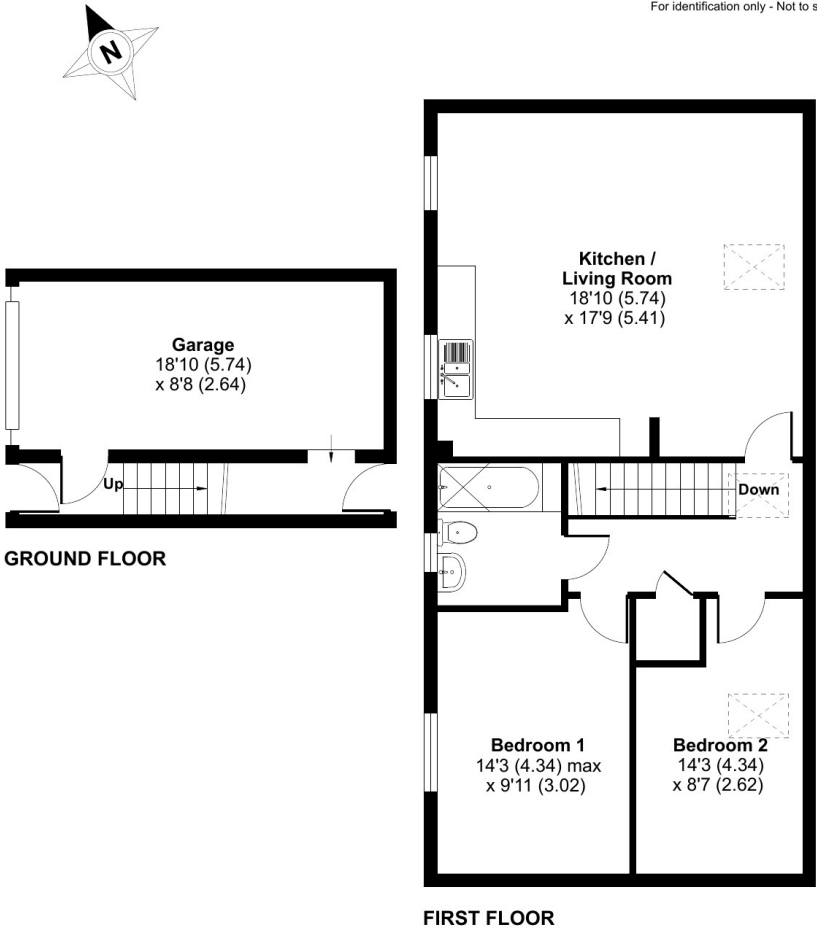
EPC

Wilkie May  
& Tuckwood

Floor Plan

Roys Place, Bathpool, Taunton, TA2

Approximate Area = 792 sq ft / 73.5 sq m  
Garage = 164 sq ft / 15.2 sq m  
Total = 956 sq ft / 88.8 sq m  
For identification only - Not to scale





# Description

A two bedroom detached coach house offering spacious, well presented accommodation with the added benefit of a single garage and private enclosed courtyard garden situated in a courtyard position on this popular modern development to the East of Taunton.

The property, which benefits from uPVC double glazing and mains gas fired central heating, would make an ideal first time buyer or investment purchase.

- Coach House
- Two Bedrooms
- Courtyard Garden
- Popular Residential Location
- Gas Fired Central Heating
- uPVC Double Glazing
- Single Garage
- Ideal First Time Buyer Or Investment Purchase



In brief, the accommodation comprises; front door leading into entrance hall with stairs rising to first floor. A doorway accesses a single garage with electric power and light and a rear door into the private enclosed garden. At the top of the stairs is a landing area that serves all principle rooms. There is a generous size open plan living room/kitchen that is split into two distinct areas.

The kitchen area has wall and base units, roll edge work surfaces, tiled splashbacks, integrated oven, gas hob, extractor fan, space for tall fridge/freezer, space for washing machine, two double glazed windows to the front and a velux window to the rear. There are two good size bedrooms as well as a three piece family bathroom comprising of wc, wash hand basin, bath with tiled surround and Mira electric shower over.



### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

**Property Location:** [w3w.co/fruity.printout.ruin](https://w3w.co/fruity.printout.ruin)

**Council Tax Band:** B

**Broadband Availability:** Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

**Mobile Phone Coverage:** Indoor—voice & data limited with EE, Three & Vodafone. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

**Flood Risk:** Rivers & Sea—very low. Surface water—very low.

**Agents Note:** We understand that there will be an Estate Management Charge for this property, however the current vendor has not yet been billed.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared August 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. 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 £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.



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