



**21 Leaches Mead**  
Bathpool, TA2 8FB  
£329,950 Freehold

  
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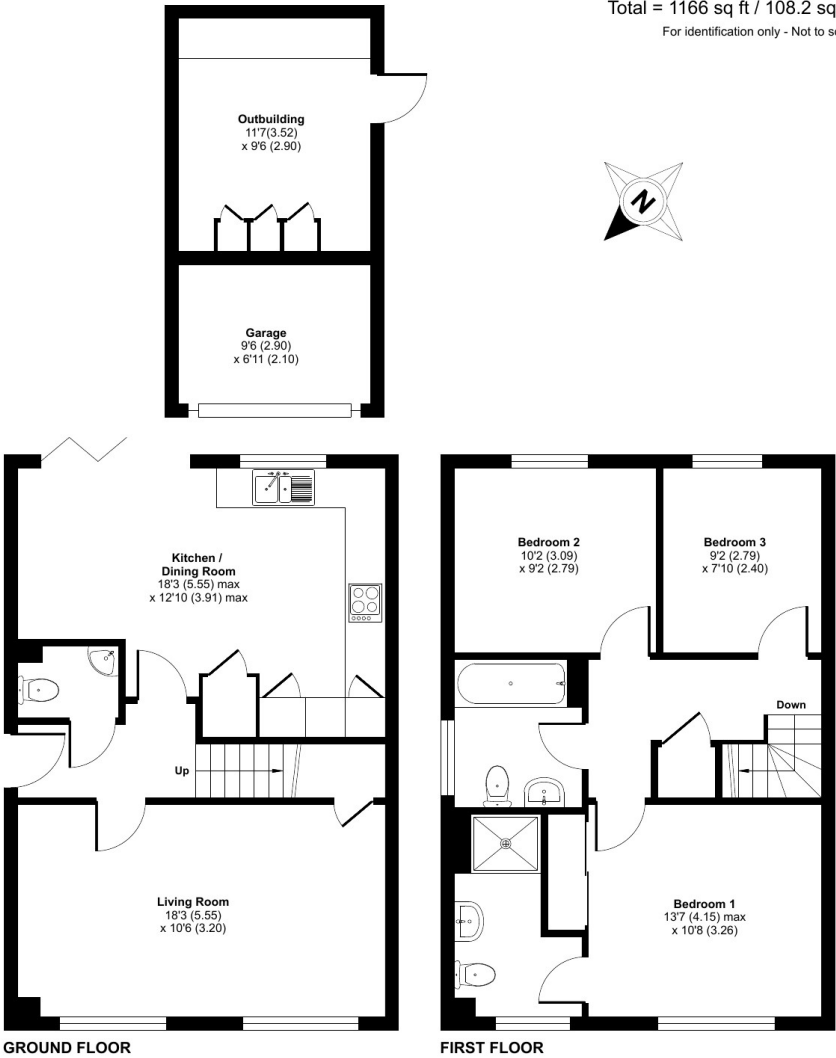
EPC

**Wilkie May  
& Tuckwood**

Floor Plan

Leaches Mead, Bathpool, Taunton, TA2

Approximate Area = 990 sq ft / 91.9 sq m  
Garage = 66 sq ft / 6.1 sq m  
Outbuilding = 110 sq ft / 10.2 sq m  
Total = 1166 sq ft / 108.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for JREA Ltd T/A Wilkie May & Tuckwood, Taunton. REF: 1254371



# Description

Located in a peaceful and private setting within a sought-after modern development, this exceptional three bedroom home was constructed by Redrow Homes in 2015.

Offering immaculately presented accommodation throughout, the property is uPVC double glazed and warmed via a mains gas fired central heating system.

To the rear there is a landscaped and low-maintenance garden. Alongside the house there is a driveway providing off-road parking for two vehicles.

Additionally, the garage has been partially converted to create a practical and well-appointed utility space, adding to the property's functionality and appeal.

- Three Bedrooms
- Semi-Detached House
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- Part-Converted Garage
- Off-Road Parking



The accommodation is arranged over two floors and comprises in brief; front door leading into an entrance hallway with stairs rising to the first floor and doors providing access into the cloakroom, living room and kitchen/dining room. The ground floor cloakroom comprises low level wc and a wash hand basin. The light and airy living room is found at the front of the property and has a useful understairs storage cupboard. The spacious kitchen/dining room offers a selection of matching wall and base storage units, roll edge work surfaces, integrated electric oven, integrated gas hob and extractor fan, integrated fridge/freezer and an integrated dishwasher. Additionally, there is space and plumbing for a washing machine in a full height storage cupboard and there is access into the rear garden via bi-fold doors.

On the first floor there are three good size bedrooms (bedroom one with built in wardrobes and an en-suite shower room comprising low level wc, wash hand basin and shower cubicle). The family bathroom completes the accommodation and comprises low level wc, wash hand basin and panelled bath with shower over. Externally, the rear garden has been landscaped to create a low maintenance family space. The garden is laid predominantly to artificial turf with an area of patio and decking. There is access from the garden into the rear of the garage which has been part converted into a useful utility area with power and lighting. To the front an area of storage space has been retained and is access via the up-and-over garage door. Alongside the property there is a driveway which provides off-road parking for two cars.

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## 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/removal.club/decanter](https://www.w3w.co/removal.club/decanter)

**Council Tax Band:** C

**Broadband Availability:** Ultrafast with up to 1800 Mbps download speed and 900 Mbps upload speed.

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

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

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 March 2025. 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.

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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