



20 St Quintin Park

Bathpool, TA2 8TB
£495,000 Freehold

			
4	2	3	EPC

Wilkie May
& Tuckwood

Floor Plan



GROUND FLOOR: ENTRANCE HALLWAY, STUDY: 11'4" x 10'4" (3.45m x 3.14m), WC: 2'6" x 6'5" (0.76m x 1.95m), KITCHEN/DINING ROOM: 19'1" x 11'3" (5.81m x 3.42m), UTILITY ROOM: 5'9" x 6'2" (1.75m x 1.87m), LIVING ROOM: 19'1" x 11'2" (5.81m x 3.40m), CONSERVATORY: 9'4" x 9'8" (2.84m x 2.94m)

FIRST FLOOR: LANDING, BEDROOM ONE: 10'5" x 11'5" (3.17m x 3.47m), WALK-IN WARDROBE: 5'8" x 6'8" (1.72m x 2.03m), EN-SUITE SHOWER ROOM, BEDROOM TWO: 10'8" x 10'7" (3.25m x 3.22m), EN-SUITE SHOWER ROOM, BEDROOM THREE: 8'6" x 11'6" (2.59m x 3.50m), BEDROOM FOUR: 11'7" x 7'5" (3.53m x 2.26m), BATHROOM

Description

Tucked away in a quiet position within a popular modern development, this well presented four bedroom detached family home offers generous and versatile accommodation throughout.

The property features uPVC double glazing and a mains gas fired central heating system, as well as a conservatory extension to the rear, a useful ground floor study, and two en-suite bedrooms.

Outside, the low maintenance rear garden is of a good size and predominantly laid to lawn, ideal for families or entertaining. To the front, a double garage and driveway provide ample off-road parking for several vehicles.

- Detached House
- Four Bedrooms
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Popular Modern Development
- Conservatory
- Two En-Suites
- Double Garage
- Off-Road Parking



The accommodation is arranged over two floors and briefly comprises; a welcoming entrance hallway with stairs rising to the first floor and a cloakroom fitted with a low-level WC and wash hand basin. To the front of the property is a versatile study or hobbies room, featuring a uPVC double glazed window overlooking the front. The spacious open-plan kitchen/dining room is ideal for family living and entertaining, offering a range of matching wall and base units with work surfaces over and a breakfast bar. Appliances include an integrated eye-level double oven, a four-ring gas hob with extractor hood above, a freestanding dishwasher, and space for a freestanding fridge/freezer. A door from the kitchen leads into a useful utility room with additional storage, space and plumbing for a washing machine, and a door providing access to the rear garden.

The generous living room spans the full length of the house and features two uPVC double glazed windows to the front, a gas fire with an attractive surround, and patio doors opening into a bright conservatory. The conservatory has a tiled floor and French doors leading out to the rear garden. Upstairs, there are four well-proportioned bedrooms, all benefiting from built-in wardrobes. The main bedroom enjoys the added luxury of a spacious walk-in wardrobe. There are two en-suite shower rooms, in addition to a family bathroom comprising a low-level WC, wash hand basin, and a panelled bath with shower over. Outside, the rear garden is mainly laid to lawn, with a patio area ideal for outdoor dining, and a timber summerhouse. To the front of the property there is a driveway providing off-road parking for several vehicles and leads to a double garage equipped with power, lighting, and an electric up-and-over door.



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/leopard.modern.hazelnuts

Council Tax Band: E

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.

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

Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

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 October 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.

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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