

for sale

offers in excess of **£325,000**



Hardys Road Bathpool TAUNTON TA2 8FA

An excellently presented **THREE BEDROOMED HOME** in the popular 'Corner Clayton' style, built in 2017. Features include a **GARAGE**, driveway parking and **LOW MAINTENANCE GARDEN**. Additionally there is an **EN SUITE**, downstairs Cloak Room and immaculate **KITCHEN/DINER**.



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Front Door

Leading into...

Entrance Hall

Wall-mounted radiator. Stairs rising to the first floor. Doors to the Lounge and Kitchen/Diner.

Lounge

18' 5" x 10' 3" (5.61m x 3.12m)

A generous reception room with television point, two wall-mounted radiators and patio doors to the side aspect leading to the garden. Bio--fuel fire. Window to front aspect.

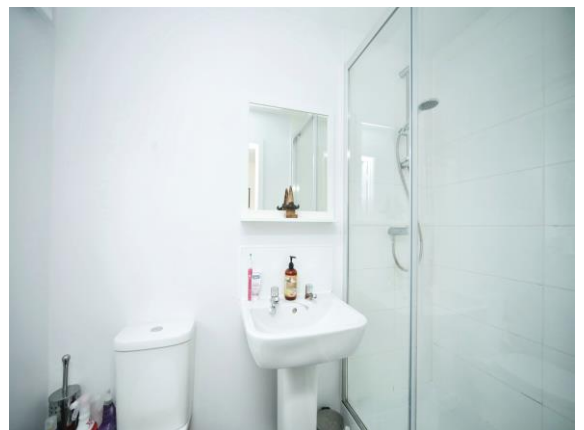
Kitchen / Diner

An excellently presented, high-gloss kitchen with a range of wall and base units. Roll-edge work surfaces incorporating a sink with drainer and gas hob with cooker hood over. Built-in electric oven. Recess and plumbing for a dishwasher. Built-in corner cupboard. Additional features include two wall-mounted radiators, two windows to side aspect and a window to front aspect. Door to the...

Utility Room

Wall-mounted gas boiler and radiator. Additional work surfaces with a recesses underneath for an automatic washing machine and tumble dryer. Doors to the Cloak Room and rear of the property.

Cloak Room



Low level WC, wash hand basin and wall-mounted radiator. Extractor fan.

First Floor Landing

Large built-in airing cupboard, window to rear aspect and loft hatch. Doors to all bedrooms and the Bathroom.

Bedroom 1

18' 5" max x 10' 4" (5.61m max x 3.15m)

A large main bedroom with a dressing area and dual aspect windows to the front and side. Two wall-mounted radiators. Door to the...

En Suite

Suite comprising double shower cubicle, low level WC and pedestal wash hand basin. Extractor fan, wall-mounted radiator and window to front aspect.

Bedroom 2

10' 2" x 9' 2" (3.10m x 2.79m)

A second double bedroom with wall-mounted radiator and dual aspect windows to the front and side.

Bedroom 3

9' 3" x 7' 6" (2.82m x 2.29m)

Wall-mounted radiator and window to side aspect.

Bathroom

A well-presented white suite comprising bath with mixer taps, low level WC and pedestal wash hand basin. Wall-mounted radiator, extractor fan and window to front aspect.

Front Garden

Small areas to the front laid to stone chippings. There is a larger lawned area to the left which could potentially become additional parking subject to necessary planning consents.

Rear Garden

A low-maintenance, level garden laid to patio, decking and artificial turf. External tap and power sockets. The garden is fully walled for even easier maintenance and there is a side gate leading to the driveway.

Garage

A single garage with power, lighting and an up and over door to front.

Parking

Private driveway parking to the side of the garage.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

directions to this property:

At the Creech Castle major traffic lights head north on the A138/Bridgwater Road. Continue over the bridge and take the second exit at the roundabout to continue on the A38. At the second roundabout take the second exit and at the third roundabout take the first exit. At the fourth roundabout take the first exit onto Hardys Road and follow the road around to the left. The property will be located on the right hand side just before the large green areas.

To view this property please contact Connells on

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 TAUNTON TA1 3PR

Property Ref: TTN311983 - 0008

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/TTN311983



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