

for sale

offers in excess of **£300,000**



Orchard Place Bathpool TAUNTON TA2 8FP

This beautifully presented, MODERN HOME is located in the popular BATHPOOL area of Taunton and boasts THREE BEDROOMS, a single garage and AMPLE DRIVEWAY PARKING. Features include an OPEN ASPECT, excellently appointed Kitchen/Diner and EN SUITE. View now!



Orchard Place Bathpool TAUNTON TA2 8FP

Front Door

Leading into...

Entrance Hall

Built-in utility cupboard and storage cupboard. Wall-mounted radiator. Stairs rising to the first floor. Doors to the Kitchen/Diner. Lounge and Cloakroom.

Cloakroom

Low level WC and wash hand basin. Window to front aspect and extractor fan.

Kitchen / Diner

15' 7" max x 8' 2" (4.75m max x 2.49m)

A beautifully appointed, modern Kitchen with a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer and gas hob with cooker hood over. Built-in electric oven, microwave oven, fridge and freezer. Additional features include a television point, wall-mounted radiator and window to front aspect.

Lounge

15' 3" x 11' 3" (4.65m x 3.43m)

A bright and generous living space with sliding doors to the rear garden and floor to ceiling windows to the rear aspect. Television point and wall-mounted radiator.

First Floor Landing



Large storage cupboard housing the hot water cylinder. Wall-mounted radiator and loft hatch. Doors to all bedrooms and the Bathroom.

Bedroom 1

11' 2" plus wardrobes x 8' 4" (3.40m plus wardrobes x 2.54m)
A spacious principle room with built-in wardrobes, television point and wall-mounted radiator. Window to rear aspect. Door to the...

En Suite

An immaculately presented suite comprising double shower cubicle, low level WC and pedestal wash hand basin. Further features include a shaver point, wall-mounted heated towel rail and extractor fan.

Bedroom 2

9' 8" x 8' 1" (2.95m x 2.46m)
A second double bedroom with wall-mounted radiator and window to front aspect.

Bedroom 3

8' 9" x 6' 5" (2.67m x 1.96m)
Wall-mounted radiator and window to rear aspect.

Bathroom

A second excellently presented suite comprising bath with mixer taps and wall-mounted shower over, low level WC and wash hand basin. Shaver point, wall-mounted radiator and window to front aspect.

Rear Garden

A generous and private garden primarily laid to lawn and patio. The garden is complimented by flowerbed borders and a side gate leading to the driveway.

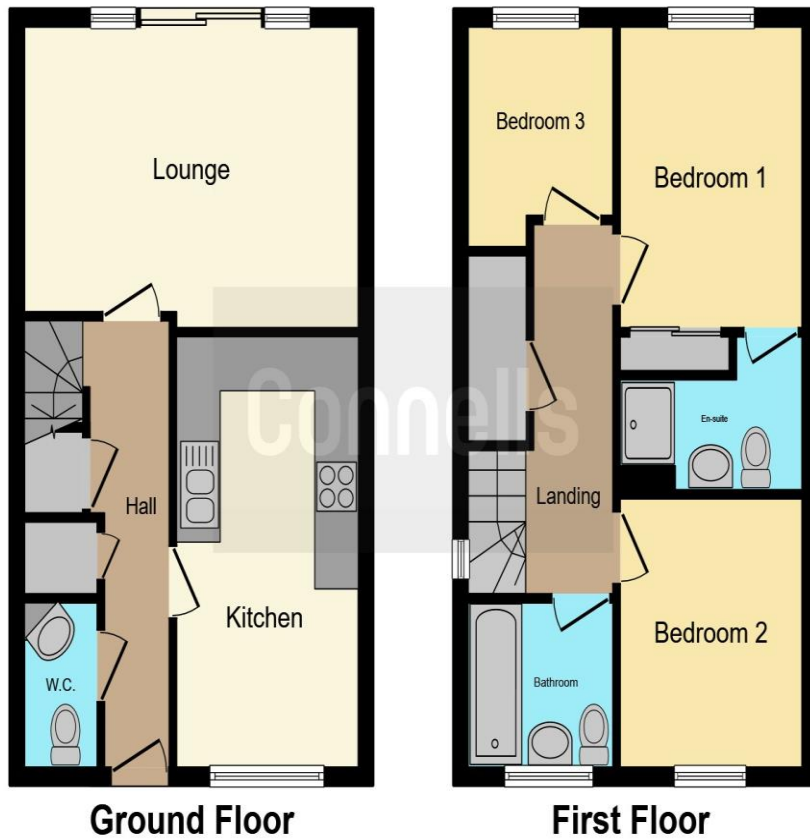
Garage

A single garage with up and over door to front.

Driveway

Private driveway parking for 2-3 cars in tandem.





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 crossroads head north on the A38/Bridgwater Road. Continue past The Bathpool Inn and take the second exit at the roundabout to continue on the A38. Take the second exit and then the first exit at the next two roundabouts. At the fourth roundabout take the first exit onto Hardys Road and follow the road around to the left. Turn left into Orchard Place and then right into the cul de sac.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312032 - 0005

Tenure: Freehold

EPC Rating: B

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