

for sale

offers in excess of **£375,000**



Orchard Place Bathpool Taunton TA2 8FP

This excellent family home is **IMMACULATELY PRESENTED** and features three spacious bedrooms, **GATED PARKING** and a garage to the side. Furthermore there is a **WELL-ESTABLISHED GARDEN**, stunning Kitchen/Diner and **LOG BURNER**. View now!



Orchard Place Bathpool Taunton TA2 8FP

Front Door

Leading into...

Entrance Hall

A generous entrance hall with a wall-mounted radiator and under-stairs storage. Stairs rising to the first floor. Doors to the Lounge, Kitchen/Diner and...

Cloakroom

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

Lounge

15' 11" x 11' 6" (4.85m x 3.51m)

A cosy, well-presented Lounge boasting a wood burning stove. Features include a television point, wall-mounted radiator and dual-aspect windows to the front and side.

Kitchen / Diner

18' 4" max x 12' 8" max (5.59m max x 3.86m max)

The stunning Kitchen/Diner features a range of fitted wall and base-mounted units. Work surfaces incorporating a sink with drainer and gas hob with cooker hood over. Built-in appliances include a double electric/microwave oven, fridge and freezer. Recess and plumbing for a dishwasher. Large built-in cupboard with plumbing for an automatic washing machine. Window to rear aspect, wall-mounted radiator and double doors leading to the rear garden.

First Floor Landing



Cupboard housing the wall-mounted gas boiler. Loft hatch. wall-mounted radiator and window to side aspect. Doors to all bedrooms and the Bathroom.

Bedroom 1

Built-in double wardrobes, television point and telephone point. Wall-mounted radiator and window to front aspect. Door to the...

En Suite

Suite comprising double shower cubicle with wall-mounted shower over, low level WC and pedestal wash hand basin. Wall-mounted heated towel rail and window to side aspect.

Bedroom 2

11' 5" x 10' 10" (3.48m x 3.30m)

A second double bedroom with wall-mounted radiator and window to rear aspect.

Bedroom 3

11' 3" x 7' 2" (3.43m x 2.18m)

Wall-mounted radiator and window to rear aspect.

Bathroom

The beautifully appointed bathroom suite comprises bath with mixer tap and wall-mounted shower over, low level WC and pedestal wash hand basin. Additional features include a shaver point, heated towel rail and airing cupboard. Window to front aspect.

Rear Garden

To the rear of the property is a true 'gardeners paradise' in the form of a level, south-west facing garden beautifully landscaped and well-stocked with a wide array of plants, shrubs and flowers.

The patio is particularly private and is ideal for entertaining guests. A side gate leads to the driveway.

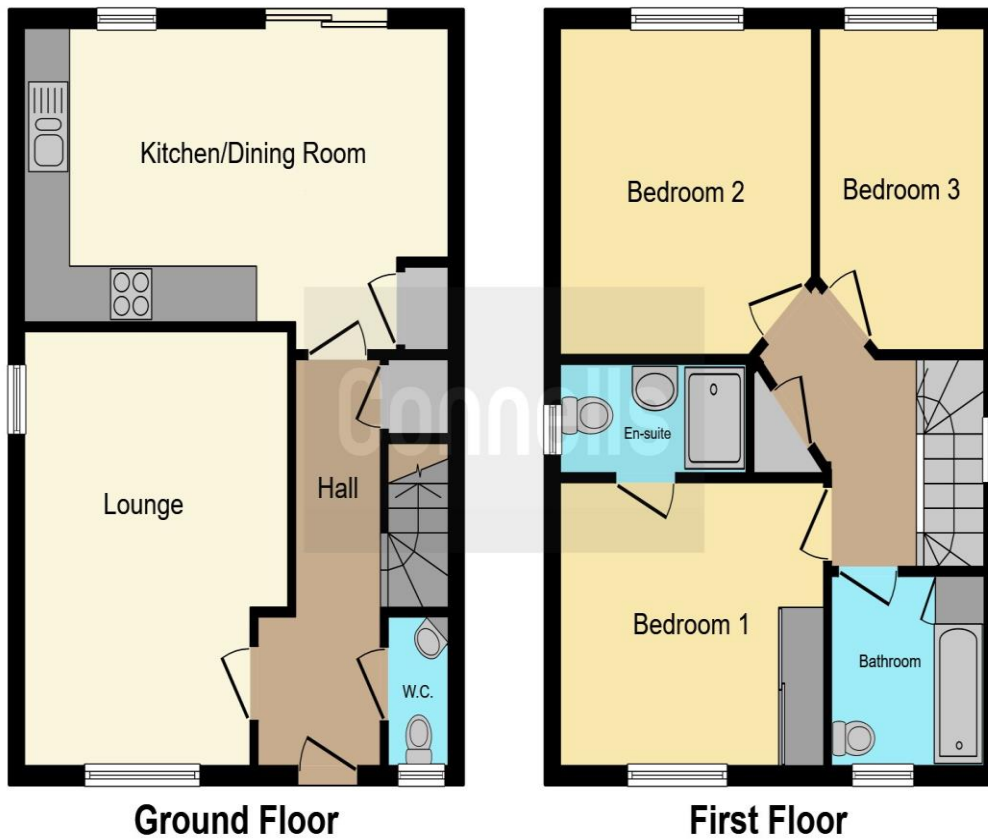
Garage

A single garage to the right hand side of the property with power, lighting and an up and over door to front.

Parking

Private driveway parking with a wooden gate for three 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 where the property will be located at the end of the road on the left.
To view this property please contact Connells on

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TAUNTON TA1 3PR

Property Ref: TTN312206 - 0004

Tenure: Freehold

EPC Rating: B

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