

for sale

offers in excess of **£235,000**



Roys Place Bathpool TAUNTON TA2 8AX

Connells are proud to present this two bedroom terraced property in Bathpool. This property is a stones throw away from a Primary and Secondary school, local shops and great access to the M5 and A38 to Bridgwater. Viewing highly recommended



Roys Place Bathpool TAUNTON TA2 8AX

Front Door

Leading to...

Entrance Hall

Doors through to the W.C, Kitchen and through to the lounge.

W.C

Suite comprising low-level W.C, Pedestal wash hand basin. Radiator. Obscure double glazed window to front. Extractor fan.

Lounge

11' 4" x 14' 8" (3.45m x 4.47m)

Radiator. Double glazed window to rear. Patio doors leading to

conservatory. Stairs rise to the first floor.

Conservatory

12' 3" x 9' 11" (3.73m x 3.02m)

A great addition to the property is the conservatory, currently used as a dining space with power, light and television point. Doors leading into the garden.

Kitchen

9' 5" x 7' 1" (2.87m x 2.16m)

Equipped with a range of wall and base-mounted units with quarts work surfaces. Sink and drainer with mixer tap. Built-in oven with gas hob, steel splashback and cookerhood over. Partial tiling. Double glazed window to front aspect.

First Floor Landing



Radiator.

Bedroom One

11' 4" x 11' 4" (3.45m x 3.45m)

Radiator. Double glazed window to rear aspect. doors through to the...

En Suite

Suite comprising low-level W.C, showe rcubicle with shower over and pedestal sink with mixer tap. Obscure double glazed window to rear. Extractor fan.

Bedroom Two

7' 8" x 9' 8" (2.34m x 2.95m)

Radiator. Double glazed window to front.

Bathroom

Suite comprising low-level W.C, pedestal sink with mixer tap and bath. Obscure double glazed window to front aspect.

Rear Garden

an enclosed north-facing rear garden laid to a mix of pathing slabs and faux grass. Wooden storage shed. Rear gated pedestrian access leading to the parking.

Parking

Parking for up to two cars to rear of the property.





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

To view this property please contact Connells on

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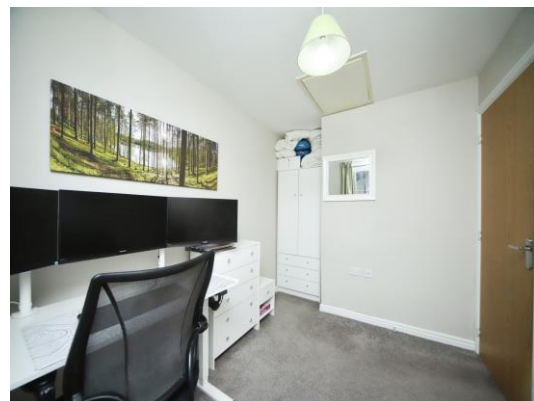
53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312563 - 0008

Tenure: Freehold EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/TTN312563



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