

for sale

offers in excess of **£220,000**



## Glebelands Bathpool Taunton TA2 8FG

A Superbly presented spacious three bedroom house, rear garden with access to the ALLOCATED PARKING .Within the popular location of BATHPOOL, which offers good access to the M5 & A303, local amenities and Taunton town centre. Book your viewing today. No onward chain.



# Glebelands Bathpool Taunton TA2 8FG

## Entrance Hall

Access to the downstairs WC, door to living room and stairs rising.

## Downstairs Wc

Contemporary pedestal corner Wash hand basin with tiles to splash prone area. Low level WC. Obscure glazed window to the front.

## Living Room

14' 8" max x 12' 1" max ( 4.47m max x 3.68m max )  
A light and spacious room with window to front. A good size under stairs storage.

## Kitchen / Dining Room

15' 3" x 8' max ( 4.65m x 2.44m max )

A modern kitchen with a range of wall and base units which offer ample storage. Integrated double oven with gas hob, extractor above, space for washing machine, dishwasher and fridge and freezer. French doors leading to the rear patio.

## First Floor Landing

## Bedroom 1

12' 1" max x 9' 6" max ( 3.68m max x 2.90m max )

A spacious double bedroom with door to En-Suite. Storage cupboard. Window to the front.



## Ensuite

Quadrant corner shower cubicle, low level WC, pedestal wash basin. Obscure glazed window to the front.

## Bedroom 2

9' 1" x 7' 6" ( 2.77m x 2.29m )

A double bedroom to the rear of the property with a window overlooking the rear garden.

## Bedroom 3

7' 6" x 5' 11" ( 2.29m x 1.80m )

A single bedroom. Window to the rear.

## Family Bathroom

Panelled Bath. Part tiled with low level WC and pedestal wash hand basin. Shaver point and extractor fan. Obscure glazed window to side.

## Rear Garden

A fully enclosed low maintenance rear garden with pedestrian access to allocated parking spaces.

## Parking

Two allocated parking spaces.





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). Plan produced for Connells. Powered by www.focalagent.com

### directions to this property:

Proceed out of Taunton along the Tone Way before taking a left hand turn at the Creech Castle traffic lights into Bridgwater Road,.Continue along Bridgwater Road until you reach the roundabout, turn right into Hardys Road and continue along this road until you come to Glebelands and number 1 will be straight in front of you.

To view this property please contact Connells on

**T 01823 334 433**  
**E taunton@connells.co.uk**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN309553 - 0004

**Tenure:** Freehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/ref-TTN309553](http://connells.co.uk/Property/ref-TTN309553)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.