



**Hardys Road, Bathpool Taunton TA2 8FD**

**welcome to**

## **Hardys Road, Bathpool Taunton**

A MODERN, GROUND FLOOR, one-bedroom apartment nestled in the heart of the POPULAR RESIDENTIAL AREA of Bathpool. Situated within CLOSE PROXIMITY TO AMENITIES, and offering PARKING FOR ONE, this is the PERFECT FIRST TIME BUY!





### Entrance Hall

### Kitchen/Lounge Area

21' 4" x 10' 5" ( 6.50m x 3.17m )

### Bedroom

11' 9" x 10' 5" + Door Reces ( 3.58m x 3.17m + Door Reces )

### Bathroom

### Parking Arrangements

One allocated parking space situated to the rear of the building.

welcome to

## Hardys Road, Bathpool Taunton

- NO ONWARD CHAIN
- Ground Floor Apartment
- Lounge/Kitchen/Bathroom
- Modern Bathroom
- Allcoctaed Parking For One Vehicle

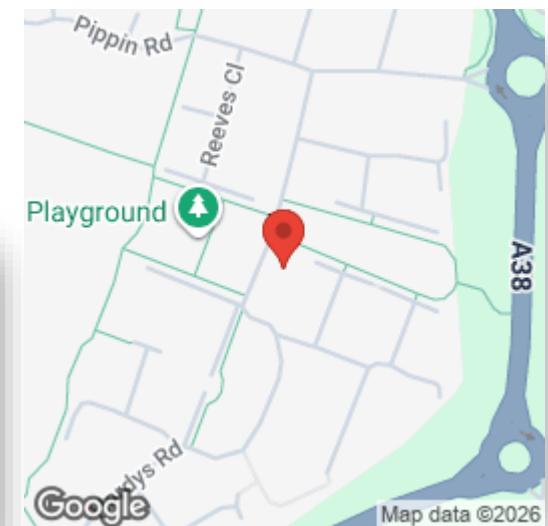
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 709.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£130,000**



**view this property online** [fox-and-sons.co.uk/Property/TAU109243](http://fox-and-sons.co.uk/Property/TAU109243)

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
TAU109243 - 0002



**01823 286161**



[taunton@fox-and-sons.co.uk](mailto:taunton@fox-and-sons.co.uk)



52 East Street, TAUNTON, Somerset, TA1 3NA



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)