



**FOR SALE**

**Guide Price £375,000**

**Hardys Road, Bathpool, Taunton**





A beautifully presented 4 bedroom 1 being en-suite family home, presented over 3 floors boasting a sitting room, a superb kitchen/dining room, cloakroom, a lovely family bathroom, double glazing, gas central heating, parking, garage and a fully enclosed garden, the property is situated in a much sought-after location and available with no onward chain.







Accommodation  
Front door opening to:-

#### Entrance Hall

With stairs to the first floor accommodation, radiator, 2 built-in storage cupboards 1 with plumbing for a washing machine, 2 ceiling lights, doors to :-

#### Cloakroom

With a double glazed window to the front aspect, a corner wash hand basin with tiled splash back, close coupled WC, radiator, extractor fan, ceiling light.

#### Sitting Room

c.15'2 x 11' (4.62m x 3.35m)

With double glazed patio doors to the rear garden, radiator, ceiling light.

#### Kitchen/Dining Room

c.13'7 x 8'1 (4.14m x 2.46m)

With double glazed window to the front aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven and 4 ring gas hob with extractor cooker hood over, built in dishwasher and fridge freezer, tiling to splash prone areas, radiator, 2 ceiling lights.





**First-Floor Landing**  
With stairs to the second floor accommodation, airing cupboard housing the hot water cylinder, ceiling light, doors to:-

**Bedroom 2**  
c.15'5 x 8'5 (4.69m x 2.56m)  
With a double glazed window to the rear elevation, radiator, ceiling light.

**Bedroom 3**  
c.11'2 x 8'5 (3.40m x 2.56m)  
With a double glazed window to the front elevation, radiator, ceiling light.

**Bedroom 4**  
c.9'11 x 6'5 (3.02m x 1.95m)  
With a double glazed window to the rear elevation, radiator, ceiling light.

**Family Bathroom**  
With a double glazed window to the front elevation, a suite comprising a bath with shower over, wash hand basin, close coupled WC, shaver socket, tiling to splash prone areas, heated towel rail, extractor fan and ceiling light.









Second-Floor Landing  
With a ceiling light and door to:-

Bedroom 1  
c.20'6 max x 9'4 max (6.24m x 2.84m)  
With double glazed windows to both front and rear elevations, built-in wardrobes, 2 radiators, ceiling light, door to:-

En-Suite Shower Room  
With a double glazed window to the rear elevation, a suite comprising of a fully tiled shower cubicle, wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, extractor fan, storage cupboard housing the gas boiler for the hot water and central heating, ceiling light.

Outside  
The property benefits from a driveway providing ample parking and giving access to a single garage c.19'10 x 10'4 (6.04m x 3.14m) with up and over door, power and lighting, the rear garden is fully enclosed and laid to patio and lawn with side access gate and outside light..

Council Tax Band :- D

Construction :- Brick under a tiled roof with double glazing.

Utilities :- Mains electric, gas, water and drainage.

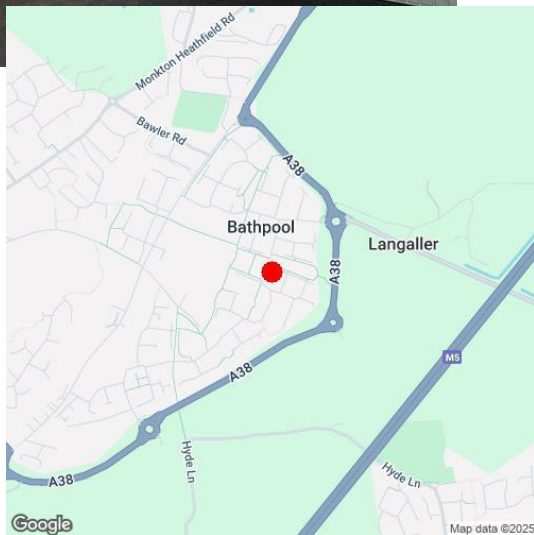
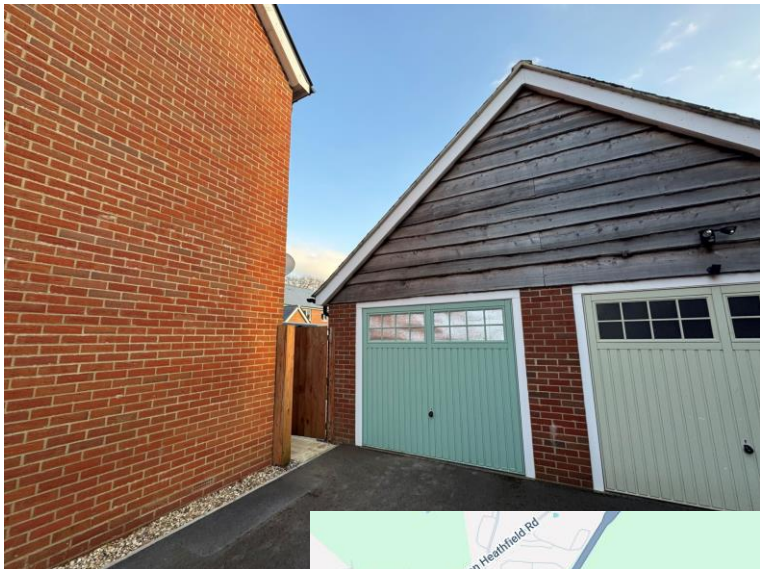
Flood Risk :- Surface very low, river and sea very low.

Primary School Catchment :- West Monkton C of E.

Secondary School Catchment :- Heathfield School.







### Directions

From Taunton head out towards junction 25 of the M5, at the Creech Castle traffic lights turn left and continue through Bathpool, at the roundabout take the 2nd exit and continue into Heathfield Park, at the roundabout take the 2nd exit, at the next 2 roundabouts take the 1st exits into Hardys Road and the property is on your left.

### Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



# Hardys Road, Taunton

Awaiting floorplan

**Viewing strictly by appointment call 01823 336 103**

Monday - Friday 9.00am - 5.30pm  
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

**[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)**

Please respect the sellers privacy and do not make an approach by knocking on the door.

