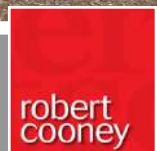




15 Hardys Road Heathfield Gardens, Taunton TA2 8AY





An extended and immaculately presented 5 bedrooomed detached family home arranged over three storeys with impressive open plan kitchen/living/ dining room, bi-fold doors opening into enclosed landscaped rear garden, garage, gym and gated driveway with parking for 4 cars in the popular Heathfield Gardens development within 3 miles of the centre of town.





## Features

- Entrance Hall
- Living Room
- Spacious open plan Kitchen / Living / Dining Room with integrated appliances, large ceiling lantern, bi-fold and tilt & turn doors to garden
- Snug with glazed pocket doors
- Utility Room
- Cloakroom
- Master Bedroom with fitted wardrobes and ensuite Shower Room
- 2 further Bedrooms on 1<sup>st</sup> floor
- Family Bathroom
- 2 further double Bedrooms on 2<sup>nd</sup> floor
- Shower Room
  
- Enclosed gardens to front and rear with side gate
- Garage with gym and door to rear garden
- Gated driveway with parking for 4 cars
  
- Gas fired central heating
- Underfloor heating throughout ground floor
- Recently installed air conditioning to ground floor
- Double glazing
- Ultrafast Fibre To The Home Broadband
- Walking distance of West Monkton Primary School
  
- Council tax band F
  
- What3words location: [///riverside.snowy.roaming](https://www.what3words.com/#!/riverside.snowy.roaming)







Heathfield Gardens is situated within easy reach of the centre of Taunton, the County Town of Somerset.

Taunton is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

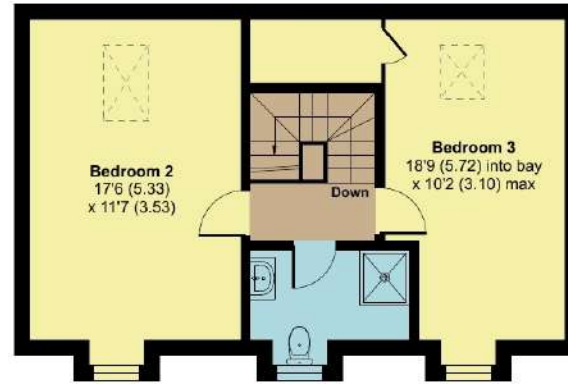
Taunton also offers a good selection of both state and independent schools including Castle School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.



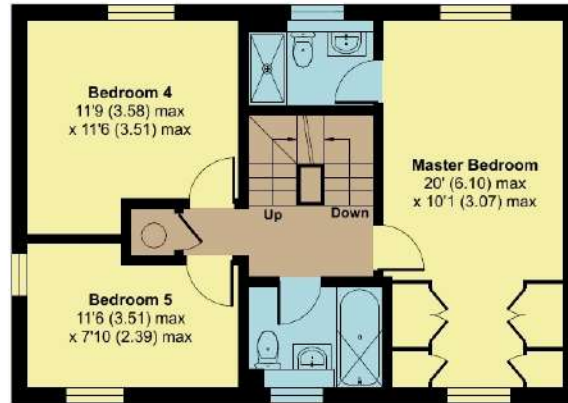
# 15 Hardys Road, Bathpool, Taunton, TA2 8AY

Approximate Area = 2388 sq ft / 221 sq m (includes garage)

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Viewing strictly through the selling agents:

**Robert Cooney**

Corporation Street, Taunton,  
Somerset TA1 4AW

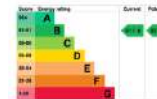
Telephone 01823 230 230

E-mail [taunton@robertcooney.co.uk](mailto:taunton@robertcooney.co.uk)

Website [www.robertcooney.co.uk](http://www.robertcooney.co.uk)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Robert Cooney. REF: 941366



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert  
cooney**

