





## 6 St. Quintin Park, Bathpool, TA2 8TB

Situated in a highly sought-after residential area near the picturesque Taunton to Bridgwater canal, this impressive 4-bedroom executive detached house comes complete with a double garage. The home is thoughtfully arranged over two floors, beginning with a welcoming entrance hallway that features a cloakroom/WC to one side and a staircase leading to the first floor. A generously sized separate dining room is located at the front of the house, while the rear offers a spacious kitchen/breakfast room alongside a separate utility room. The large dual-aspect lounge is a highlight, boasting French doors that open directly onto the rear garden. On the first floor, you'll find four bedrooms, two bathrooms, and a convenient airing cupboard. The property is equipped with double glazing and gas central heating for your comfort. The exterior features a small landscaped front garden and a substantial rear garden, which provides a level, low-maintenance green space ideal for entertaining, complemented by a patio area accessible from the lounge. There's side access to the driveway and a handy courtesy door leading from the garage.

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### Key Features

- Modern detached house
- Situated toward the end of a small cul-de-sac
- 4 bedrooms
- 2 bathrooms
- 2 reception rooms
- Generous plot
- Double garage and driveway
- Double glazing and gas central heating
- Highly sought after residential address within popular school catchment areas
- No chain

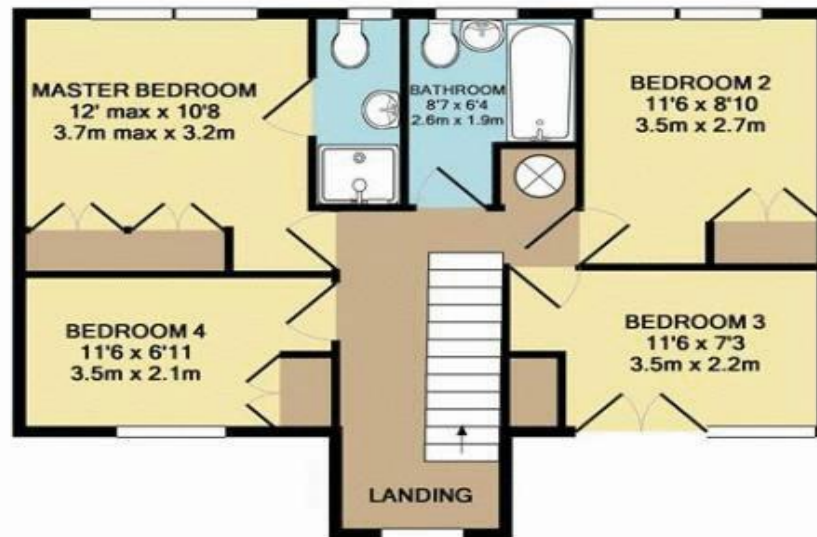








GROUND FLOOR  
APPROX. FLOOR  
AREA 569 SQ.FT.  
(52.8 SQ.M.)



6 St. Quintin Park, Bathpool,  
Taunton, TA2 8TB

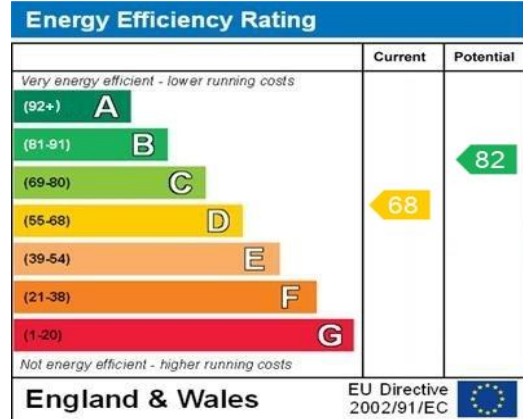
**Tenure:** Freehold

**Tax band:** E

**Property Location:**

what3words///enough.splint.units

**Services:** The property is connected to mains sewerage, water, gas and electricity.



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**Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023**

Council Tax / Domestic Rates	E
Asking price	Offers Over £450,000
Tenure*	Freehold

**Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023**

Property type	Detached house
Property construction	Standard
Number and types of room	As per floorplan
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> FTTP (fibre to the property)
Mobile signal/coverage	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Voice likely on O2
Parking	<a href="https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/">https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/</a>

**Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023**

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	<a href="https://www.gov.uk/request-flooding-history">https://www.gov.uk/request-flooding-history</a>
Coastal erosion risk	<a href="https://www.gov.uk/check-coastal-erosion-management-in-your-area">https://www.gov.uk/check-coastal-erosion-management-in-your-area</a>
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	<a href="https://www.gov.uk/check-if-property-is-affected-by-coal-mining">https://www.gov.uk/check-if-property-is-affected-by-coal-mining</a>
Energy Performance Certificate (EPC)*	D
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form



DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.