



**WILSONS**  
ESTATE AGENTS

50 Canal View, Bathpool, Taunton, TA2 8BF

£285,000



## 50 Canal View, Bathpool, Taunton, TA2 8BF

Located in the heart of Bathpool, this spacious and modern town house boasts a generous size with accommodation spread over three floors. Situated on the edge of the popular Heathfield Gardens development, this property enjoys a convenient location close to local amenities, including the Bathpool Inn and an Aldi supermarket. Additionally, Monkton Wood secondary school is just a short 0.5-mile walk away. Upon entering the property, you'll find a spacious entrance hall with a cloakroom/WC and a door leading through to a modern kitchen/dining room. The kitchen benefits from direct access to the rear garden, perfect for alfresco dining or enjoying the outdoors. The first floor features a comfortable sitting room, bedroom 3, and a family bathroom. The top floor offers a spacious main bedroom with an en-suite shower room and a further double bedroom, providing ample space for a growing family or additional guests. The property has been well-maintained by its current owners, who have made various improvements over the years. It benefits from double glazing and gas central heating, ensuring a warm and comfortable living space. The exterior of the property boasts a small lawn area at the front, complete with flower beds, while the rear garden is fully enclosed and laid to patio and chippings.

### Key Features

- An attractive modern town house
- Garage and parking at the rear
- 2 reception rooms
- 3 bedrooms
- 2 bathrooms and ground floor cloakroom/WC
- Double glazing & gas heating
- Modern fitted kitchen with patio doors opening onto the rear garden
- Close to local amenities, shops and an Aldi supermarket
- Located within the Monkton Wood school catchment area
- A lovely, generous size family town house







## 50 Canal View, Bathpool, Taunton, TA2 8BF

**Tenure:** Freehold

**Tax band:** D

**Property Location:**

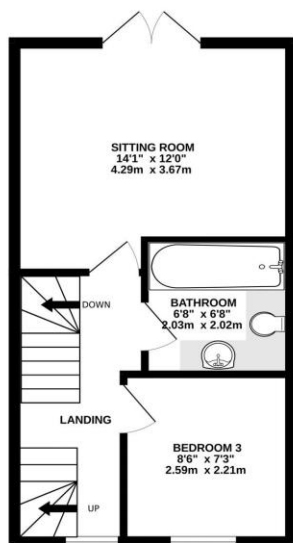
what3words///diplomas.roofs.hoot

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

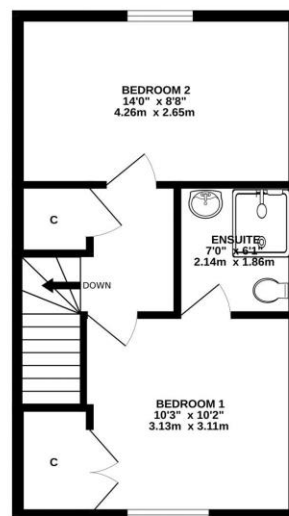
GROUND FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



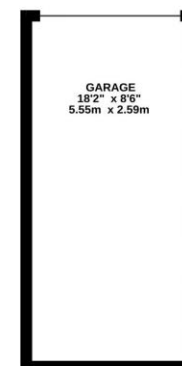
1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



2ND FLOOR  
360 sq.ft. (33.5 sq.m.) approx.

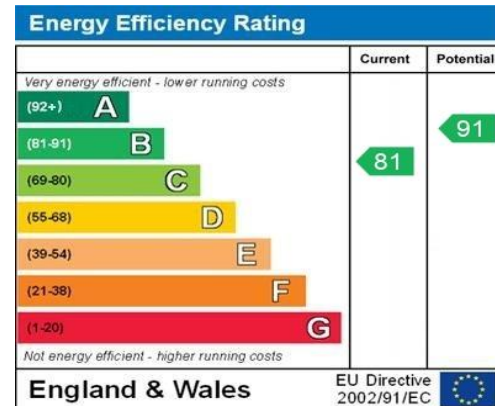


GARAGE  
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 | D        |
| Asking price                 | £285,000 |
| 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            | Semi-detached house                                                                                                                                                               |
| Property construction    | Standard Construction                                                                                                                                                             |
| 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>                                                                                                         |
| Mobile signal/coverage   | <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>                                                                                                         |
| 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)*     | B                                                                                                                                               |
| Including detail of any inescapable costs | Annual maintenance fee of approximately £200.00                                                                                                 |



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.