



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

An impeccably presented, modern executive-style detached home located in the highly desirable Bathpool area, close to scenic canal walks and picturesque countryside trails. This stunning residence spans two floors, beginning with a welcoming, spacious entrance hall featuring stairs to the first floor. The ground floor also offers a convenient cloakroom/WC and a versatile study or home office. The generous lounge extends from front to back, filled with natural light, and seamlessly connects to a bright conservatory overlooking the rear garden perfect for relaxing or entertaining.

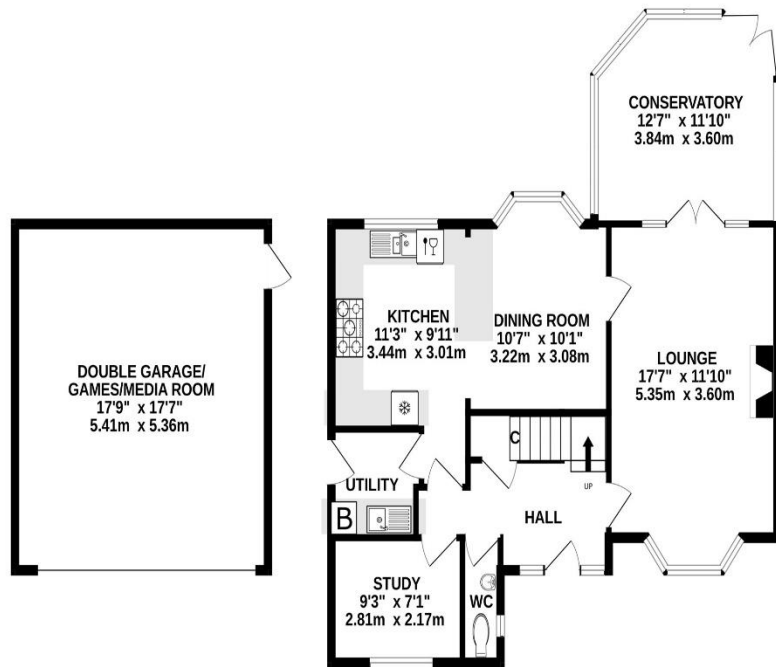
The kitchen is a true highlight, featuring a contemporary, recently refitted design with integrated appliances and a breakfast bar that separates it from the dining area. Adjacent to the kitchen is a practical utility room with a door leading to a side patio, ideal for outdoor dining and entertaining. Upstairs, the layout includes a partial galleried landing. The main bedroom boasts built-in wardrobes and a modern, refitted en-suite shower room. There are three additional bedrooms and a beautifully presented family bathroom, also recently refitted.

The property benefits from double glazing and gas central heating for comfort and efficiency. Externally, the front garden is primarily laid to lawn with side access. The rear garden features two spacious patio areas perfect for outdoor gatherings, alongside a lawned section all enclosed by attractive wood panel fencing for privacy. The double garage has been creatively converted into an entertainment space, with a boarded attic providing additional storage. Ample parking is available at the front for multiple vehicles. This truly stands out as one of the finest properties in the development. We highly recommend arranging a viewing at your earliest convenience.

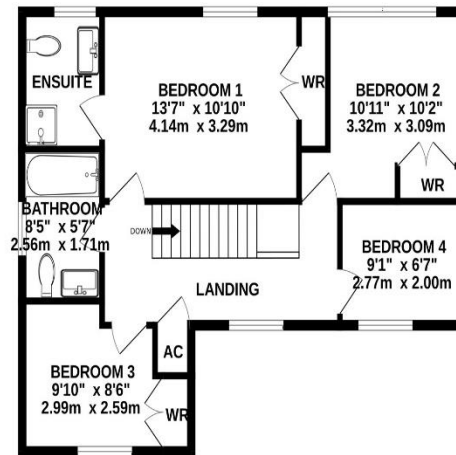




GROUND FLOOR
1133 sq.ft. (105.2 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



Tenure: Freehold

Tax band: E

Property Location:

what3words///bristle.outfitter.upgrading

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

Key Features

- An executive style detached family house
- 4 bedrooms (one en suite)
- 3 reception rooms
- Beautiful modern refitted kitchen
- Utility room & cloakroom/WC
- Double garage and driveway
- 2 large patio areas
- Easy access for Canalside walks
- Likely to one of the best homes on St. Quintin Park

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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	E
Asking price	£535,000
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	House
Property construction	Brick with tiled roof
Number and types of room	4 bedrooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ Ultra-fast
Mobile signal/coverage	https://checker.ofcom.org.uk/ Vodafone, EE, Three and O2
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

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	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	C
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.