



Hardys Road, Bathpool, Taunton: This three-storey townhouse provides spacious living accommodation. It features two allocated parking spaces at the front. Upon entering, you're welcomed into a generous lounge with an under-stair's cupboard for additional storage. The property also includes a convenient downstairs W/C cloakroom. To the rear, the kitchen/dining area opens via patio doors to the garden, perfect for outdoor entertaining.

Upstairs, the first floor offers two double bedrooms and a main bathroom. The upper floor includes a large storage cupboard and a spacious main bedroom with extra cupboard space above the stairs. The property benefits from ample storage, large bedrooms, solar panels, and proximity to green spaces all within easy reach of Taunton.

Location & Community: Bathpool is situated just outside the town of Taunton in Somerset, within the TA2 postcode district. It offers a semi-rural yet highly accessible setting on the edge of Taunton. The area features beautiful canal-sidewalks, scenic walking and cycling routes creating a peaceful, open atmosphere modern homes, and family-friendly amenities, making it ideal for professionals, couples, and families alike. With newer housing developments and green corridors, Bathpool combines tranquillity with connectivity.

Closest Primary School: West Monkton Church of England School

Closest Secondary School: Monkton Wood Academy

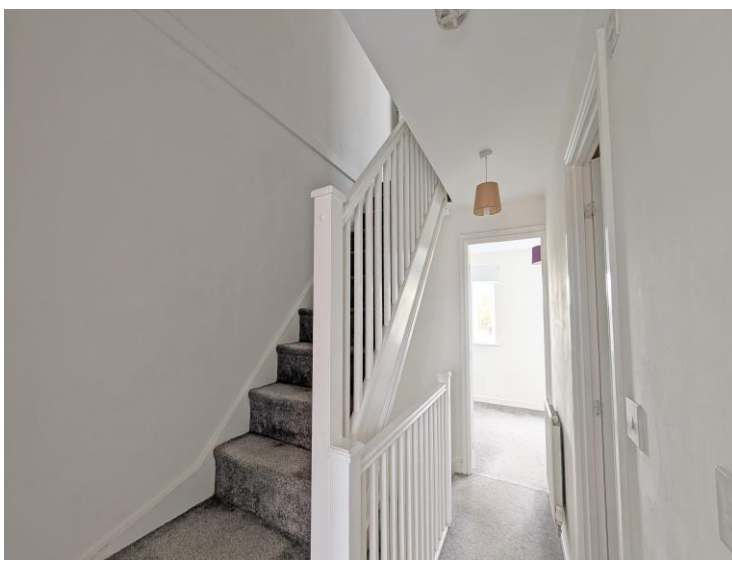
Transport & Access: Conveniently located near Taunton town centre, approximately 2.3 miles to the main station via local roads.



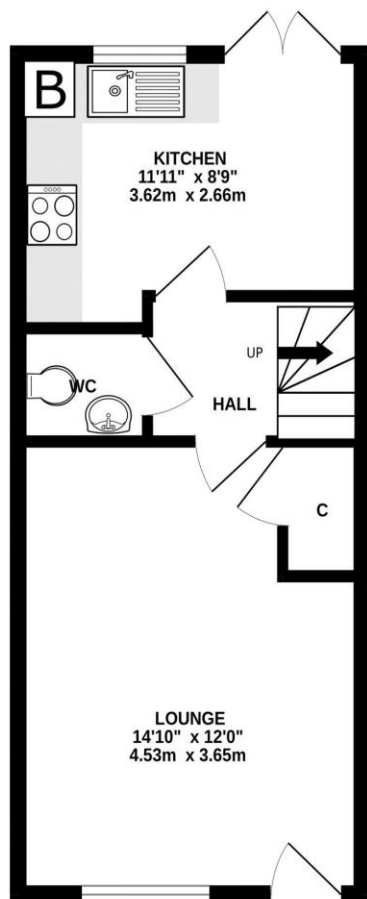
Key Features

- Semi detached
- 3 double bedrooms
- Lounge
- Kitchen/dining room
- First floor bathroom
- Solar panels
- Double glazing and gas heating
- Low maintenance rear garden
- Off road parking
- No chain

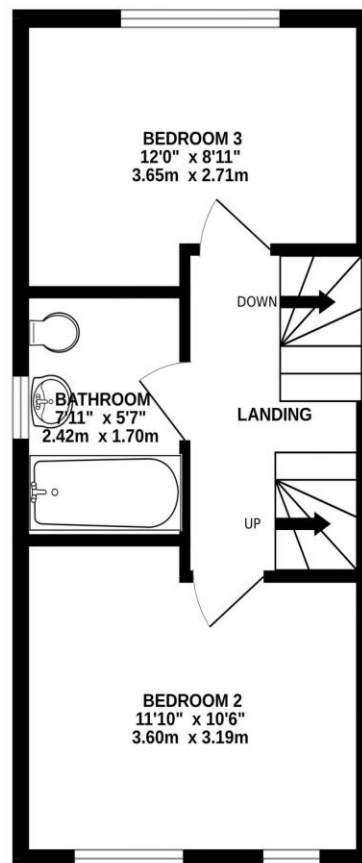




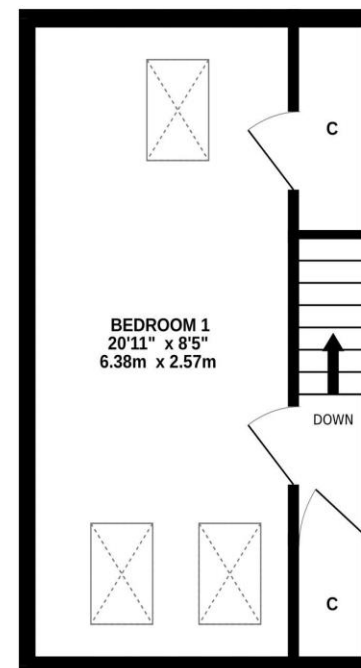
GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



2ND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



Tenure: Freehold

Tax band: C

Property Location:
what3words:///hiding.clearcut.gamer

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 906 sq.ft. (84.1 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	C
Asking price	£275,000
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 a tiled roof
Number and types of room	3 bedrooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/
Mobile signal/coverage	https://checker.ofcom.org.uk/
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)*	B
Including detail of any inescapable costs	Estate rent charges circa £180 p/a



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.