



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

Asking Price £520,000



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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.

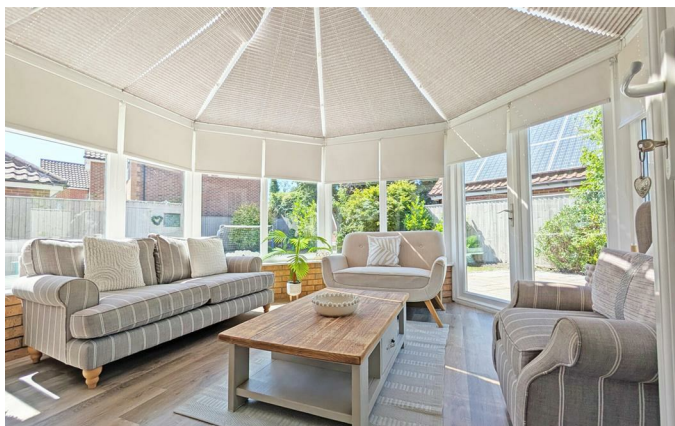
The kitchen is a true highlight, featuring a contemporary, recently refitted design with integrated appliances and a breakfast bar that separates it from the dining area. Adjacent to the kitchen is a practical utility room with a door leading to a side patio, ideal for outdoor dining and entertaining.

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.

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



An impeccably presented, modern executive-style detached home located in the highly desirable Bathpool area, close to scenic canal walks and picturesque countryside trails.



Lounge

17'7" x 11'10" (5.35m x 3.60m)

This inviting lounge is a bright and spacious area featuring light wood flooring that flows seamlessly throughout. It is furnished with comfortable sofas, and a bay window allows natural light to fill the room. A central fireplace provides a cosy focal point, complemented by a circular mirror and simple decorative shelving above. French doors at the far end open into the conservatory, extending the space and offering views to the garden.

Conservatory

12'7" x 11'10" (3.84m x 3.60m)

The conservatory is a bright, airy space surrounded by windows and fitted with blinds for privacy and light control. It features a neutral palette with striped and plain cushioned sofas arranged around a sturdy wooden coffee table, creating a relaxing spot to enjoy garden views. The natural light and connection to the garden make it a perfect place for informal seating and enjoying the outdoors from inside.

Kitchen / Dining Room

11'3" x 9'11" (Dining) 11'3" x 9'11" (Kitchen) (3.44m x 3.01m (Dining) 3.44m x 3.01m (Kitchen))

This kitchen is well-appointed with cream cabinetry and wood-effect work surfaces, creating a soft and welcoming feel. It includes a large range cooker with a cooker hood, a built-in fridge freezer, and ample storage. The kitchen flows naturally into the dining area, where a substantial dining table with comfortable upholstered chairs is positioned beside a large bay window, filling the space with natural light and offering a pleasant outlook to the garden.

Study

9'3" x 7'1" (2.81m x 2.17m)

The study offers a quiet, practical space with wood-effect flooring and plenty of natural light from a large window. It is simply furnished with a large desk and chair, making it ideal for working from home or a peaceful reading area.

Hall

The entrance hall is light and welcoming, featuring wood-effect flooring that complements the rest of the ground floor. It provides access to the main rooms as well as the staircase leading to the first floor, creating a practical and attractive introduction to the home.

WC

This cloakroom is neatly finished with a modern toilet and a compact wash basin. Decorative half wall panelling painted in a soft grey complements the patterned floor tiles, and a window maintains natural light and ventilation.

Bedroom 1

13'7" x 10'10" (4.14m x 3.29m)

Bedroom 1 is a generous double room with warm wood-effect flooring and a large window dressed with mustard curtains that bring a cheerful touch. It includes built-in wardrobes for storage and benefits from an ensuite shower room for added convenience.

Ensuite

The ensuite bathroom to the master bedroom is bright and functional with a shower cubicle, toilet, and wash basin. Neutral tones and a window enhance the light and airy feel.

Bedroom 2

10'11" x 10'2" (3.32m x 3.09m)

Bedroom 2 is a double room with a bright, fresh feel thanks to a large window and light-coloured flooring. It includes built-in wardrobes providing practical storage space.

Bedroom 3

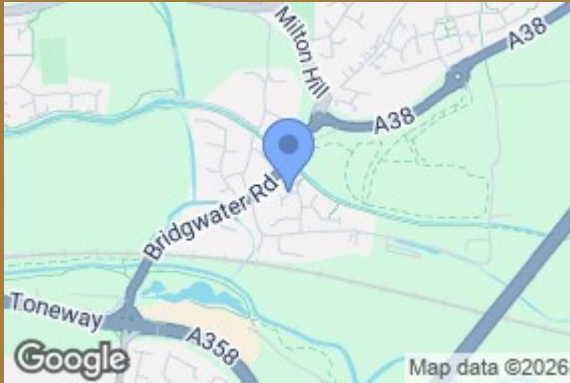
9'10" x 8'6" (2.99m x 2.59m)

Bedroom 3 is a comfortable room with light flooring and a large window allowing natural light to fill the space. It features built-in wardrobes for storage convenience.


Bedroom 4

9'1" x 6'7" (2.77m x 2.00m)

Bedroom 4 is a smaller room currently arranged as a single bedroom. It has a window providing natural light and is suitable for use as a bedroom or a nursery.



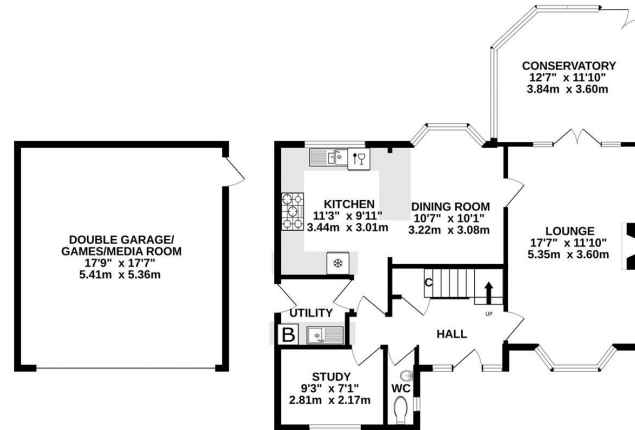
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

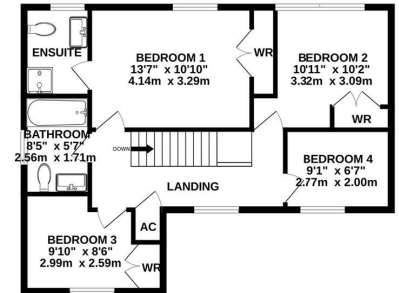
Council Tax Band E EPC Rating C

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



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



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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