



GIBBINS RICHARDS 

18 Roys Place, Bathpool, Taunton TA2 8AX

£305,000

GIBBINS RICHARDS   
Making home moves happen

A well-presented four bedroomed semi-detached townhouse in Bathpool, offered with no onward chain. Energy rating: C-80

Tenure: Freehold / Energy Rating: C / Council Tax Band: D

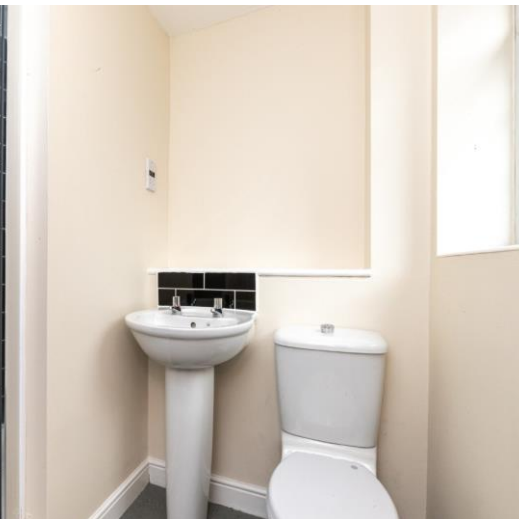
Constructed in 2013, this three-storey home offers flexible, easy-to-maintain accommodation. It comprises an entrance hall, cloakroom, open-plan kitchen/dining room, first-floor sitting room, and a master bedroom with en-suite shower room. The second floor features three further bedrooms and a separate family bathroom. Externally, the property benefits from an enclosed rear garden, single garage, and driveway. Roys Place is part of the Bathpool development, providing convenient access to the M5 motorway at junction 25 and just 3 miles from Taunton town centre. The home is warmed by gas central heating via a combination boiler and is fully double glazed.

- Semi detached town house
- Four bedrooms
- Open plan kitchen/dining room
- Ground floor cloakroom
- Enclosed rear garden
- Single garage
- Driveway parking
- Gas central heating - New boiler installed in March 2026
- Double glazing
- No onward chain

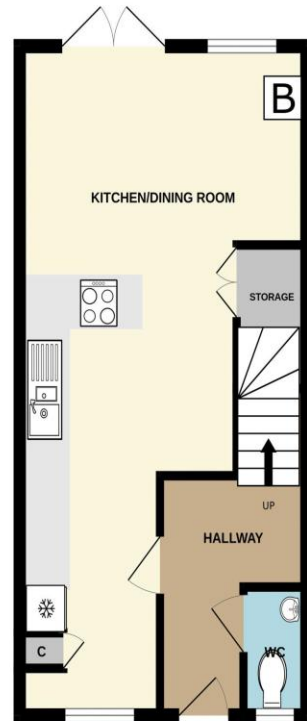




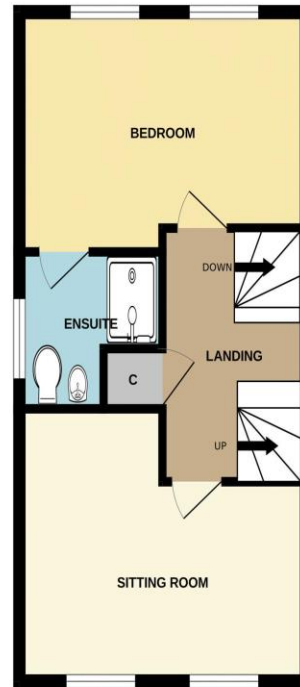
Hallway	13' 6" x 7' 0" (4.12m x 2.14m) Stairs to first floor.
Cloakroom	
Kitchen/Dining Room	27' 9" x 13' 9" (8.45m x 4.19m) Under stairs storage cupboard.
First Floor Landing	10' 6" x 6' 11" (3.20m x 2.10m) Storage Cupboard.
Sitting Room	13' 9" x 11' 3" (4.19m x 3.44m)
Master Bedroom	13' 9" x 9' 11" (4.19m x 3.03m)
En-suite	6' 10" x 6' 6" (2.09m x 1.98m)
Second Floor Landing	10' 11" x 6' 11" (3.32m x 2.10m) Airing Cupboard.
Bedroom 2	13' 9" x 9' 5" (4.19m x 2.88m)
Bedroom 3	11' 9" x 6' 10" (3.59m x 2.09m)
Bedroom 4	9' 1" x 6' 11" (2.77m x 2.10m)
Bathroom	6' 10" x 6' 5" (2.09m x 1.96m)
Outside	To the front of the property is a small stone chipped garden. Garage and parking. The rear garden is enclosed and contains lawn, decked area, patio, gravel section and side pedestrian gate.
Agents note	Photos were taken in 2024, the property remains in a similar condition.



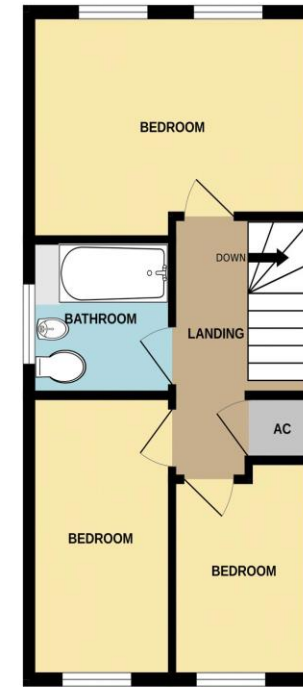
GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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