



18 Batts Park Taunton TA1 1RE



A well presented 5 bedroomed detached house with 3 reception rooms, enclosed garden, double garage and driveway parking situated in this quiet cul-de-sac location within walking distance of Queen's College and in The Castle School catchment. No onward chain.





Features

- Entrance Hall
- Sitting Room
- Conservatory with French doors to garden
- Dining Room with door to garden
- Fitted Kitchen / Breakfast Room with door to garden
- Study / Office
- Cloakroom
- Master Bedroom with dressing area, fitted wardrobes and Ensuite Shower Room
- Bedroom 2 with fitted wardrobe and Ensuite Shower Room
- 3 further Bedrooms with fitted wardrobes
- Family Bathroom

- Enclosed garden to rear with useful Shed
- Double garage with utility area and driveway parking
- Gas central heating
- Double glazing
- No onward chain

- Council tax band F

- The Castle School catchment
- Close proximity to Queens College

- What3words:
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Batts Park is situated 1.3 miles South of the town centre yet occupying a well-established location within easy reach of open countryside.

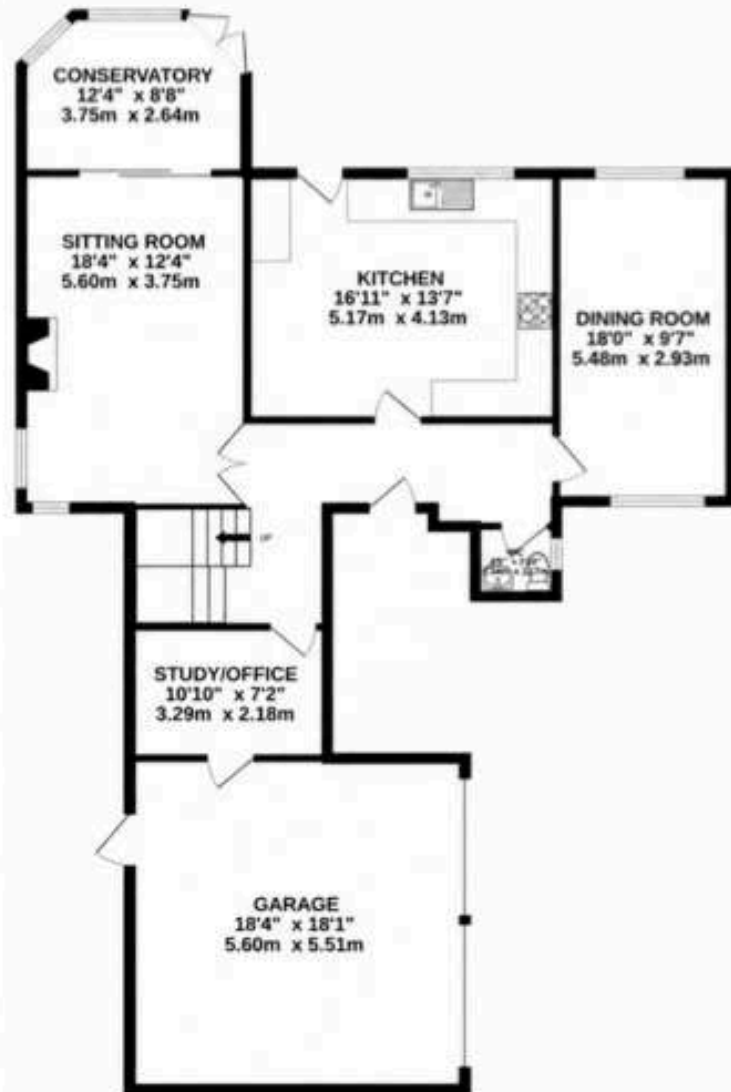
Taunton, the County town of Somerset, is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

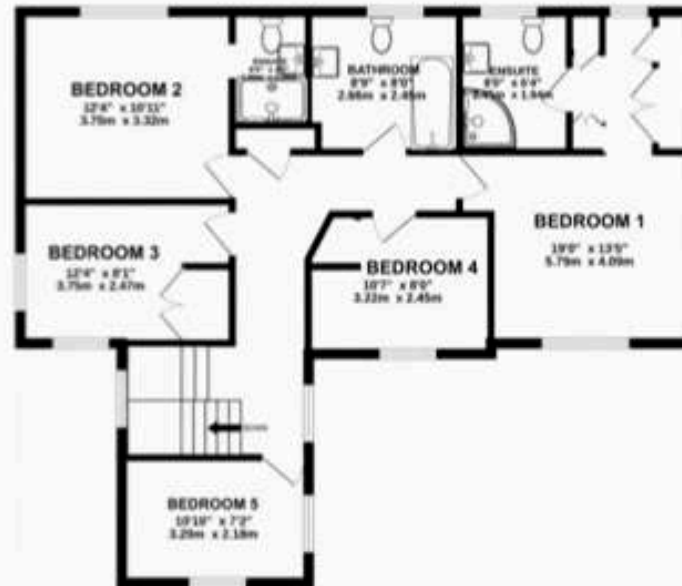
Taunton also offers a good selection of both state and independent schools including The Castle School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.



GROUND FLOOR
1304 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR
892 sq.ft. (82.9 sq.m.) approx.



Viewing strictly through the selling agents:

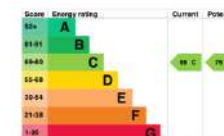
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For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

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cooney**

