



Acacia Gardens | Bathpool | Taunton | TA2 8TA

£540,000



**WILSONS**

ESTATE AGENTS

Set within the charming area of Acacia Gardens, Bathpool, Taunton, this delightful detached house offers a perfect blend of comfort and style. Presented in immaculate condition throughout, the property has been enhanced with new flooring and is ideally suited for modern family living. Built in the 1990s, the home boasts a spacious and versatile layout with four well-proportioned bedrooms, providing ample space for the whole family.

The house features two inviting reception rooms, ideal for both relaxing and entertaining. Whether hosting friends or enjoying quiet evenings at home, the flexible living space caters to every occasion. A convenient downstairs W/C adds to the practicality of the property, alongside two well-appointed bathrooms offering comfort and convenience for busy family life.

Externally, the property continues to impress with a double garage and double driveway, providing excellent parking and storage options with space for up to four vehicles. To the rear, there is a private enclosed garden featuring a patio seating area, perfect for outdoor dining and entertaining, along with ample space for a shed and additional storage.

Set within a peaceful and sought-after neighbourhood, Acacia Gardens offers a welcoming community atmosphere while remaining close to local amenities, schools, and parks, making it an excellent choice for families.

This superb detached home presents a wonderful opportunity for buyers seeking spacious accommodation in a desirable location. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

**Hall**

The hallway welcomes you with its light wooden flooring and bright decor. Featuring a stylish patterned wallpaper and a large window at the entrance, it creates a warm and inviting first impression.

**Lounge**

14'4" x 13'6" (4.36m x 4.12m)  
The lounge is a spacious and comfortable room, illuminated by natural light through French doors that open onto the rear garden. It features a decorative fireplace with a classic mantelpiece set against a striking blue and white patterned focal wall. The new soft carpet and neutral walls complement the plush seating, making it an ideal space for relaxation and entertaining.

**WC**

A thoughtfully designed WC completes the ground floor accommodation. It features a simple white suite with a toilet and small basin.

**Kitchen / Dining Room**

13'9" x 8'12" (4.20m x 2.74m)  
This open-plan new kitchen and dining area benefits from a contemporary feel with a mix of tiled and wooden flooring. The kitchen is fitted with sleek, high-gloss cabinetry and wood-effect work surfaces, providing ample storage and workspace. A large window and French doors to the garden flood the space with natural light. The dining area comfortably accommodates a dining table and chairs, creating a great setting for family meals and entertaining.  
4.36m x 3.38m (Dining Room) / 4.20m x 2.74m (Kitchen)  
14'4" x 11'1" (Dining Room) / 13'9" x 9'0" (Kitchen)

**Snug / Dining room**

14'4" x 11'1" (4.36m x 3.38m)  
Currently used as a snug, but also versatile for a large dining area for entertaining





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### Bedroom 1

15'6" max x 14'6" max (4.72m max x 4.43m max)

Bedroom 1 is a generously sized main bedroom, designed with comfort and style in mind. It features soft new carpeting underfoot, built-in wardrobes with mirrored doors, and a feature wall with delicate patterned wallpaper behind the bed. The ensuite bathroom is conveniently accessed from the bedroom, adding a touch of privacy and luxury.

### Bedroom 2

12'2" x 9'5" (3.70m x 2.87m)

Bedroom 2 is a bright and well-proportioned room with neutral decor and soft new carpeting. It offers plenty of natural light through a large window and ample space for bedroom furniture, making it ideal for a double or guest bedroom.

### Bedroom 3

9'0" x 6'5" (2.74m x 1.95m)

Bedroom 3 is a compact double bedroom, neutrally decorated with new carpeted flooring. It has a window allowing natural light to brighten the room, suitable for a child's bedroom or a home office.

### Bedroom 4

8'9" x 7'10" (2.67m x 2.38m)

Bedroom 4 is a single room, featuring new carpeted flooring and neutral walls. It benefits from natural light through a window and can be used as a child's bedroom or study space.

### Bathroom

6'5" x 5'7" (1.95m x 1.69m)

The family bathroom is fitted with a white suite including a bath with tiled surround, a pedestal basin and a toilet. Light beige wall tiles with a decorative border give the room a clean and fresh feel, with a frosted window providing privacy and natural light.

### Rear Garden

The rear garden is a good-sized outdoor space featuring a large lawn bordered by flowerbeds and shrubs. There is ample patio space for outdoor seating and dining, including a pergola and parasol for shade. The garden enjoys a private and tranquil setting, perfect for relaxing or entertaining in the warmer months.

### Front Exterior

The front exterior of the property presents a well-maintained brick facade with a double garage and driveway providing ample parking space. The front lawn and mature tree add to the property's welcoming appearance on a quiet residential street.

### Disclaimer

Wilson's 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. Wilson's 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 £30 + VAT (£36) 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.

### Material information

Part A

Council Tax: F

Tenure: Freehold

Part B Material Information

Water: Mains

Heating: Gas Mains

Sewerage: Mains

Electricity: Mains

Mobile coverage & Broadband coverage: <https://checker.ofcom.org.uk/> - Internet connection: Ftp

Internet speed: upto 1000mbps

Mobile coverage: Good outdoors with EE, O2, Three and Vodafone

Parking: Double garage and double driveway

Construction: Block and brick built tiled roof

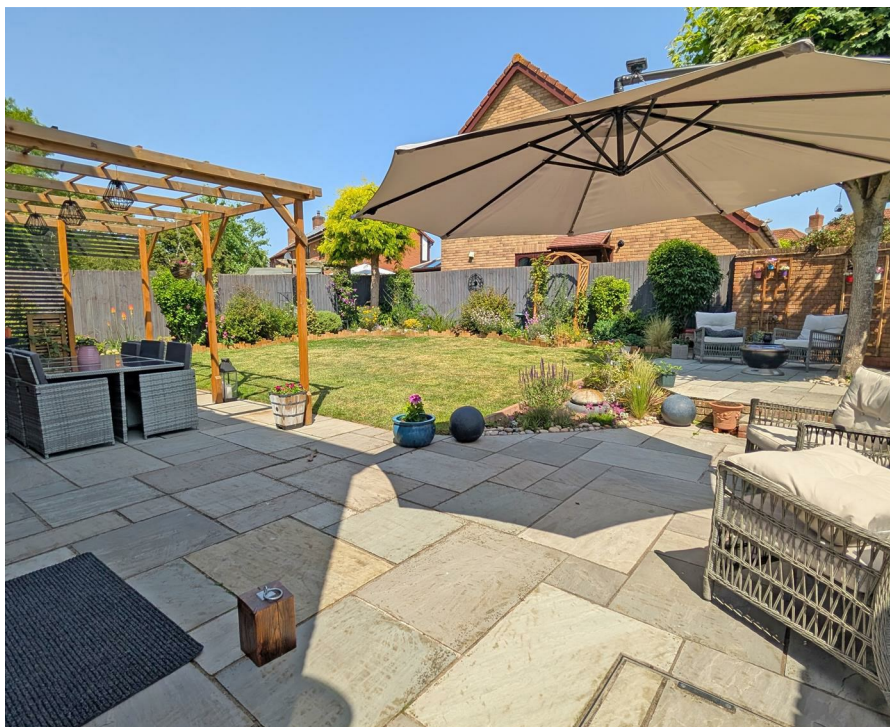
Part C

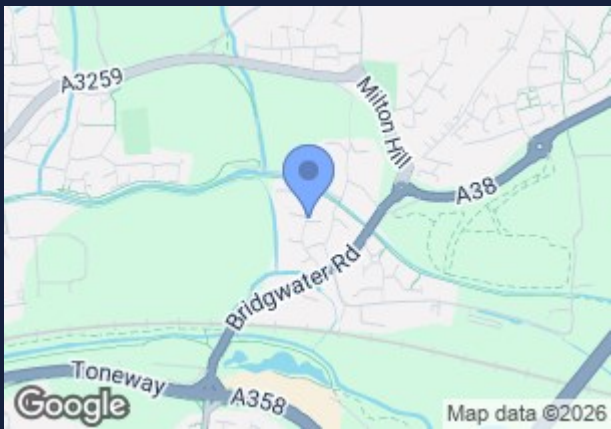
Flood & erosion risk <https://www.gov.uk/check-long-term-flood-risk>

Planning N/A

Building safety N/A

Restrictions N/A

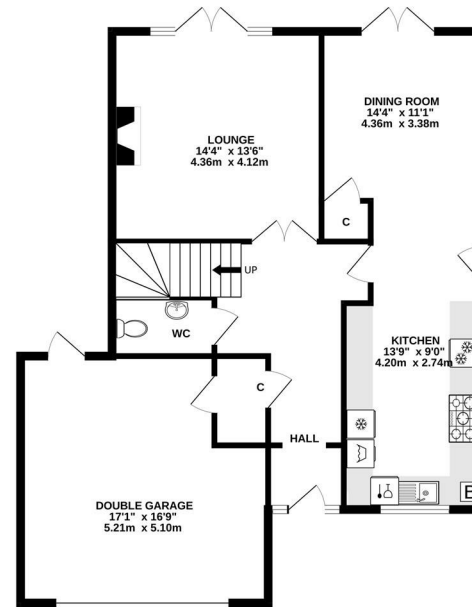




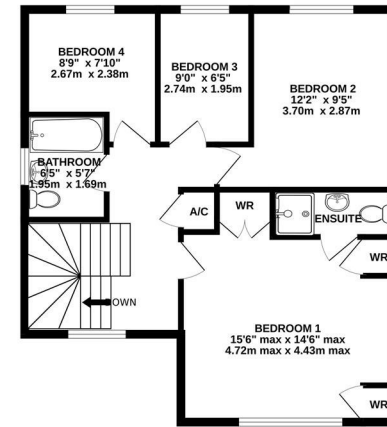
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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- 4 spacious bedrooms
- Double garage and driveway, Ev charging point
- New windows, doors & fascias
- Beautiful landscaped front and rear gardens
- Immaculate condition, well decorated throughout
- New flooring throughout
- 2 modern bathrooms and downstairs W/C
- 2 cosy reception rooms
- Detached house built 1990
- Suburban/desirable location

Council Tax Band F    EPC Rating C



SCAN ME