



116 Hardys Road

Bathpool, Taunton, Somerset, TA2 8FD

**James
Gray**

ESTATE AGENTS

A well presented semi-detached house with enclosed rear garden, 2 parking spaces and enjoying an attractive location on this sought after development. No onward chain



Key features

- Well presented semi-detached home
- 2 double bedrooms
- Bath/shower room
- Living room with attractive outlook over open amenity land
- Kitchen/dining room with doors to rear patio and garden
- Gas central heating and double glazing
- Enclosed rear garden with lawn, decking and patio
- Side access and useful garden shed
- Parking for 2 cars
- No onward chain

Services

All mains services connected. Gas central heating

EPC rating

Band C (75)

Council tax and Service charge

Band B. Service charge 1/4/26 - 31/3/27 £209.10

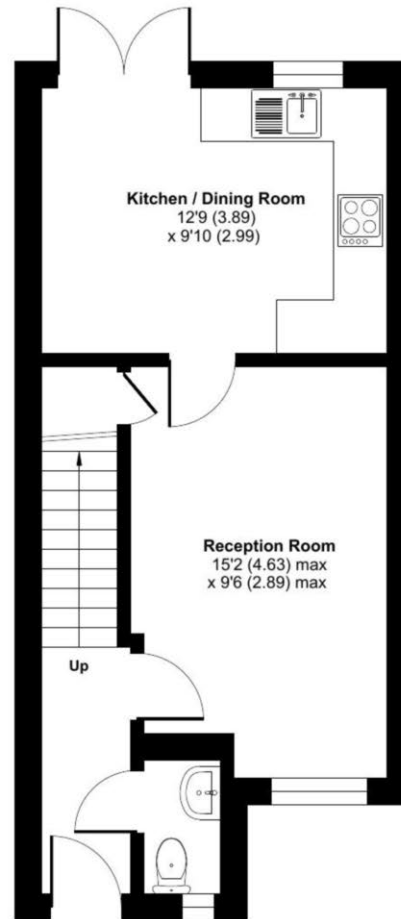




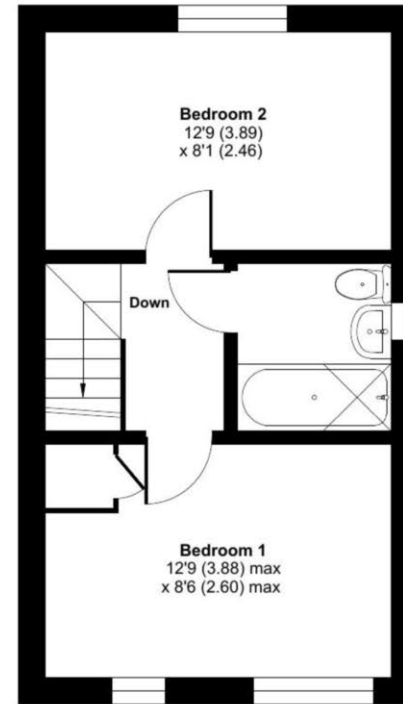
Hardys Road, Bathpool, Taunton, TA2

Approximate Area = 657 sq ft / 61 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for James Gray. REF: 1521929

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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