



24 Roys Place

Bathpool, Taunton, Somerset, TA2 8AX

**James
Gray**

ESTATE AGENTS

A beautifully presented 2 bedroom coach house with garage and parking. Situated in a convenient location on this popular development



Key features

- Entrance hall with inner door to the garage
- Spacious open plan Living room/kitchen
- Two double bedrooms
- Bathroom
- Rear garden with seating area and side access
- Garage with parking in front
- Gas central heating and double glazing
- Convenient location close to local amenities

Services

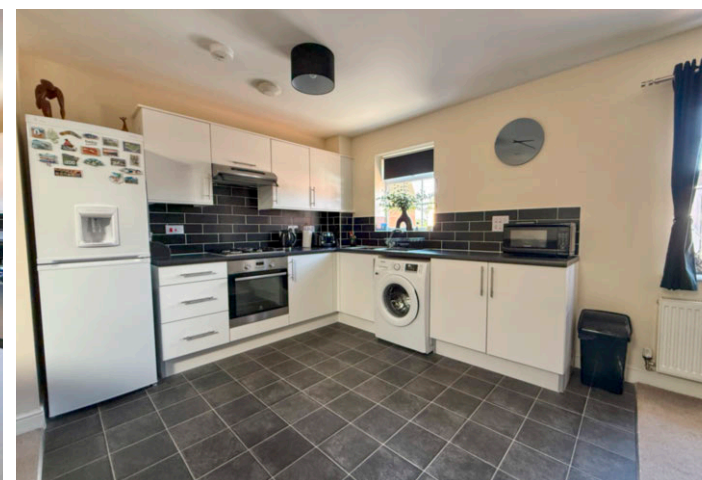
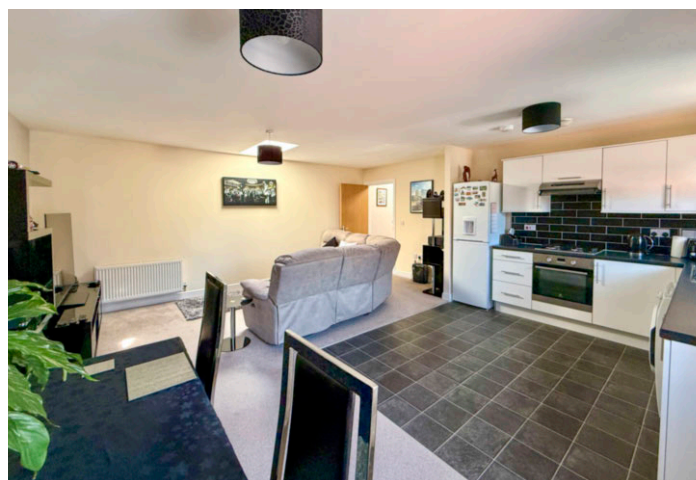
All mains connected. Gas fired central heating

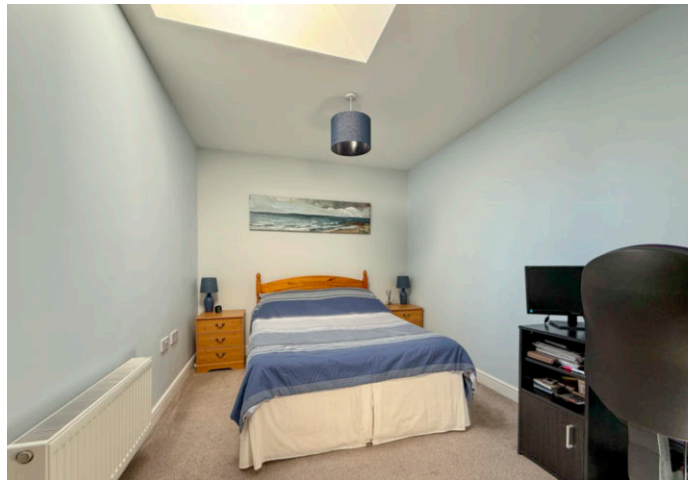
EPC

C (75)

Council Tax and Service Charge

Council Tax Band B. Service Charge £209 per annum. Subject to verification





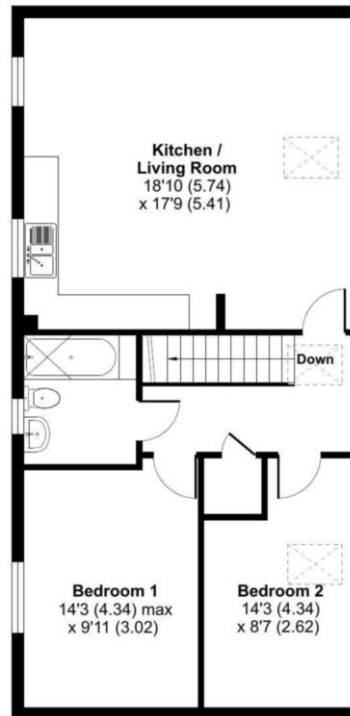
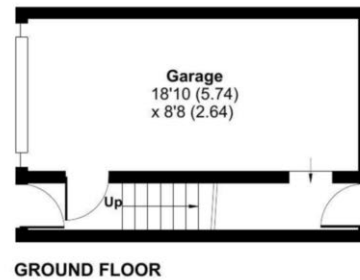
Roy's Place, Bathpool, Taunton, TA2

Approximate Area = 792 sq ft / 73.5 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 956 sq ft / 88.8 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom

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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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