



39 Hardys Road,
Taunton, Somerset, TA2 8AY
£230,000 Freehold

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Wilkie May
& Tuckwood

GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: Mains Water, Mains Electricity, Mains Drainage, Gas Fired Central Heating
Local Authority: Somerset Council
Property Location: Enter Text Here
Council Tax Band: B
Broadband Availability: Ultrafast with up to 10000 Mbps download speed and 10000 Mbps upload speed.
Mobile Phone Coverage: Check : <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Very Low, Surface Water - Very Low.
Agents Note: We understand that there is an annual management charge of approximately £209.10 for this development.
Agents Note: Details Accurate As Of August 2026

Winchester House Corporation Street, Taunton, Somerset, TAI 4AJ

Tel: 01823 332121

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rightmove

The Property Ombudsman

IMPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that (1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract. (2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. (3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. (4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and prospective purchasers are advised to obtain verification from their solicitor.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed.

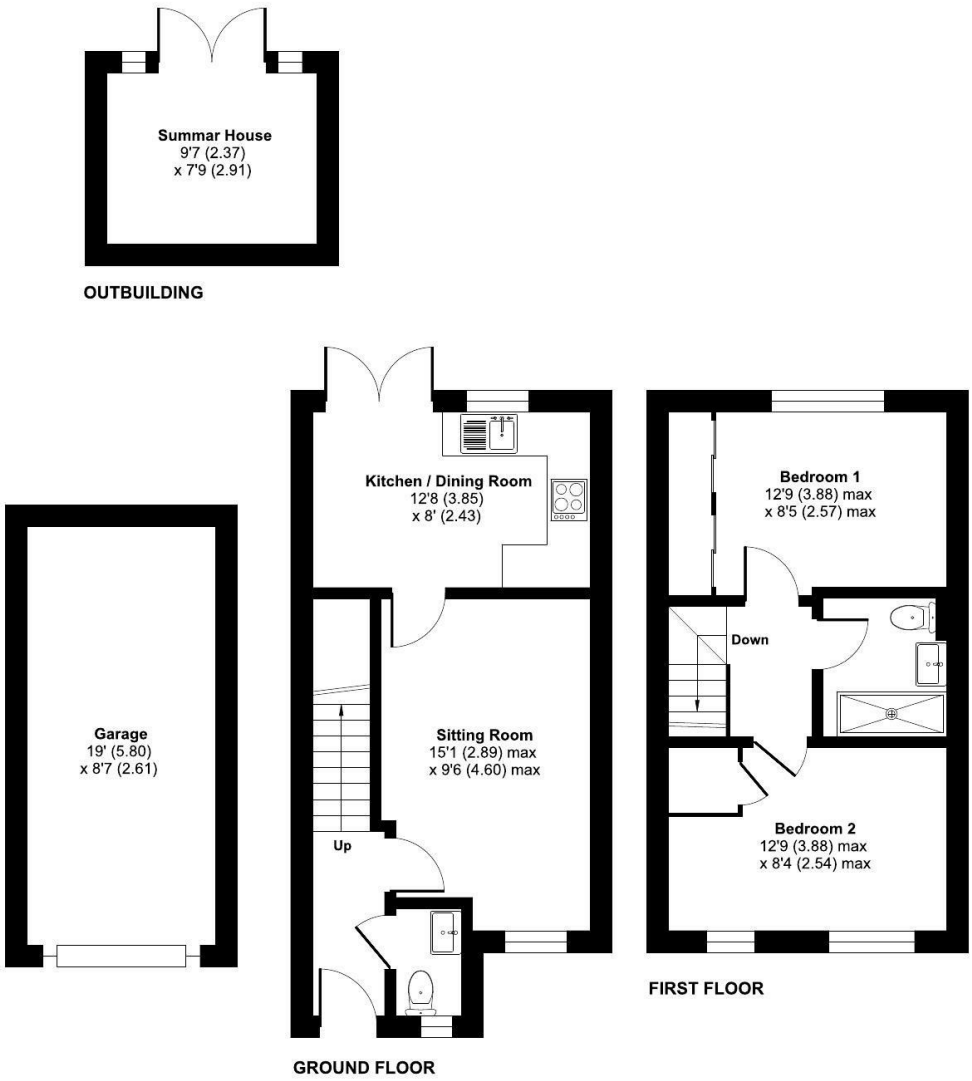
Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

Floor Plan

Hardys Road, Bathpool, Taunton, TA2

Approximate Area = 622 sq ft / 57.7 sq m
Garage = 163 sq ft / 15.1 sq m
Outbuilding = 74 sq ft / 6.8 sq m
Total = 859 sq ft / 79.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1511956

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Description

- End Of Terrace Home
- Two Double Bedrooms
- Modern Kitchen / Diner
- Well Presented Throughout
- Single Garage and Off Road Parking
- Low Maintenance Rear Garden
- Gas Central Heating
- UPVC Double Glazing
- No Onward Chain

This beautifully presented two-bedroom end-of-terrace home is situated in the sought-after Bathpool area, with excellent green spaces, nearby schools and local amenities all within easy reach. The property offers all the comforts of modern living, including uPVC double glazing and gas central heating, together with a good-sized, enclosed and low-maintenance rear garden. Further benefiting from no onward chain, the property would make an ideal first-time purchase, investment or downsize.



Built in 2015 by Persimmon Homes, this beautifully presented home offers bright, comfortable and well-proportioned accommodation throughout. An entrance hallway welcomes you into the property, with a useful cloakroom off and stairs rising to the first floor. Positioned to the front, the living room is a particularly light and spacious room, providing plenty of space to relax and unwind, with the added benefit of useful understairs storage.

To the rear of the property is the modern kitchen/dining room, fitted with a range of matching wall and base units, wood-effect work surfaces and an integrated electric oven and hob with extractor over, alongside space for a washing machine and fridge/freezer. There is ample room for a dining table, making this a lovely sociable space for everyday meals or entertaining, while French doors open directly onto the garden.

Upstairs, there are two well-proportioned double bedrooms. The main bedroom benefits from an floor-to-ceiling, full-width built-in wardrobes with sliding doors, providing excellent storage. The second bedroom is another good-sized room and also features built-in storage over the stair recess. Currently arranged as a craft room, it offers plenty of flexibility and could equally make a comfortable double bedroom, child's room or home office. Completing the first floor is the family bathroom, fitted with a shower cubicle with electric shower, low-level WC and wash hand basin.

Outside, the property enjoys a good-sized, private and enclosed rear garden, designed with ease of maintenance in mind and predominantly laid to patio with areas of gravel. There is plenty of space for outdoor seating and pots, together with a useful storage shed/summerhouse. A gate to the rear provides access to the single garage, with off-road parking directly in front.

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