



32 Leaches Mead

Bathpool, Taunton, Somerset, TA2 8FB

**James
Gray**

ESTATE AGENTS

A well presented detached Redrow home, with part-walled low maintenance rear garden, enjoying an attractive cul de sac location on this sought after development, close to good local amenities



Key features

- Entrance hall and Cloakroom
- Sitting room with double aspect
- Large kitchen/dining room with doors to rear garden
- Principal bedroom with built in wardorbes and en suite shower room
- 2 further bedrooms and family bathroom
- Gas central heating and double glazing
- Part-walled low maintenance rear garden with patio
- Long driveway with parking for 2/3 cars and access to single garage with pedestrian door to rear garden
- Attractive cul de sac location close to good local amenities

Services

All mains services connected. Gas central heating

EPC rating

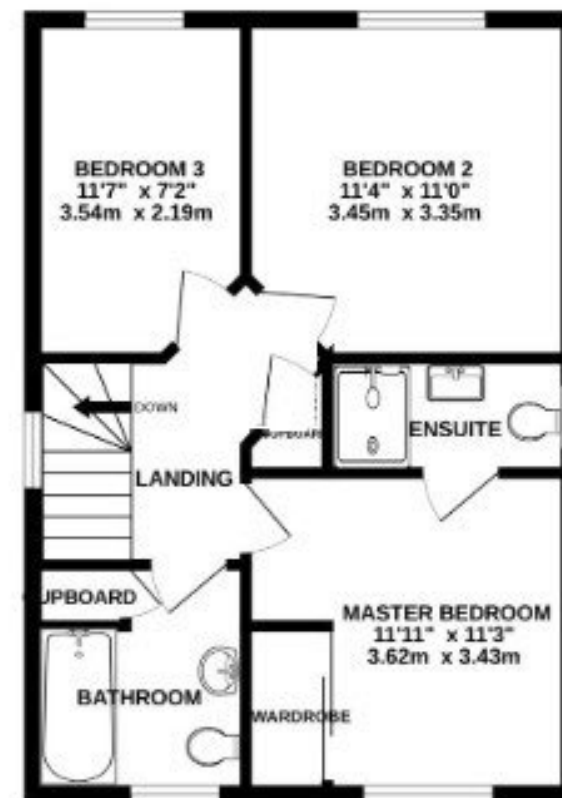
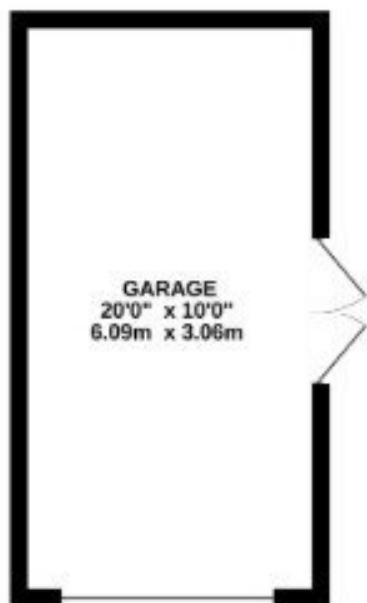
Band C (78)

Council tax and Service charge

Band D. £209.10 (April 2026 - March 2027)







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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