



7 Canal View

Bathpool, Taunton, Somerset, TA2 8BF

James
Gray

ESTATE AGENTS

A beautifully presented detached family home with converted office/garage and additional driveway parking, occupying a convenient location, close to good local amenities on this popular development built by Strongvox homes



Key features

- Entrance hall and cloakroom
- Sitting room with bar window and double doors to the rear garden
- Double aspect Kitchen/dining room with door to the rear garden
- Principal bedroom with en suite shower room
- 2 further bedrooms and a family bathroom
- Gas central heating and double glazing
- Enclosed garden with lawn and patio
- Converted office and Garage with driveway
- Convenient location close to good local amenities

Services

All mains connected. Gas fired central heating

EPC

C (78)

Council Tax and Service Charge

Band D. Service charge 01/04/26 - 31/03/27 £246.25

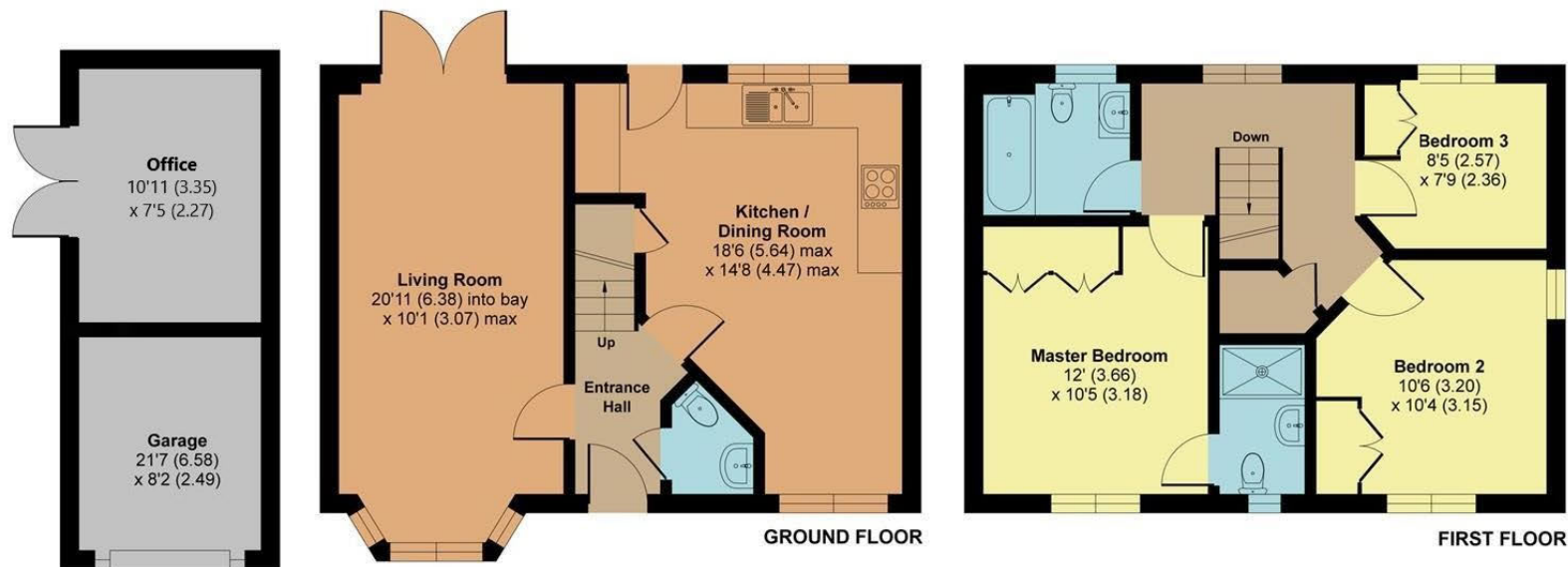




7 Canal View, Bathpool, Taunton, TA2 8BF

Approximate Area = 1118 sq ft / 104 sq m (includes garage)

For identification only - Not to scale



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

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 £125.00 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.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN

T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

James
Gray

ESTATE AGENTS