

for sale

offers in excess of **£330,000**



## Beacon Close Bathpool Taunton TA2 8FS

Enjoying a wonderful tucked away position this **BEAUTIFULLY APPOINTED** three double bedroom **DETACHED** family home enjoys a superb **OPEN ASPECT** and benefits from a detached garage, walled garden and an exciting array of **ALLURING** finishing touches. View now!



# Beacon Close Bathpool Taunton TA2 8FS

## Front Door

Leading to...

## Entrance Hall

Undertsairs cloak cupboard. Double glazed window to side. Radiator.

## Cloak Room

Suite comprising ;low level WC, corner wash hand basin with splashback tiles, radiator and extractor fan.

## Lounge

13' max x 12' 2" max ( 3.96m max x 3.71m max )

Double glazed window to front. Radiator.

## Kitchen / Dining Room

18' 3" x 9' 5" ( 5.56m x 2.87m )

Double glazed to window to rear with double glazed double doors opening to outside. The kitchen itself is equipped with a range of modern style wall and base mounted units with roll top work surfaces including sink and drainer with mixer tap. Integrated appliances include dishwasher, electric oven with hob and cooker hood over. Part tiling, Radiator.

## Utility Room

5' 10" plus cupboard x 5' 6" ( 1.78m plus cupboard x 1.68m )

Roll top work surface. Plumbing for automatic washing machine. Wall mounted combination boiler. Double glazed door giving access to outside. Radiator. Recessed larder style cupboard.



## First Floor Landing

Double glazed window to side. Attic hatch. Built-in wardrobe.

## Main Bedroom

12' 10" x 10' 10" ( 3.91m x 3.30m )

Double glazed window to front with attractive open outlook. Radiator.

## Ensuite Shower Room

Suite comprising low level WC, pedestal wash hand basin, shower cubicle with integral shower. Obscure double glazed window to front. Part tiling.

## Bedroom Two

9' 2" x 9' 6" ( 2.79m x 2.90m )

Double glazed window to rear. Radiator.

## Bedroom Three

9' 7" x 8' 6" ( 2.92m x 2.59m )

Double glazed window to rear. Radiator.

## Bathroom

Suite comprising low level WC, pedestal wash hand basin, bath with mixer tap and shower attachment over. Obscure double glazed window to side. Heated towel rail. Extractor fan and part tiling..

## Rear Garden

A predominately walled garden, primarily laid to lawn with a covered decked area which would ideally suit a hot tub. Gated side pedestrian access and outside lighting.

## Garage

19' 3" x 9' 11" ( 5.87m x 3.02m )

A pitched roof detached garage located to the rear of the property with up and over door, power and light,

## Parking

A hardstanding driveway to the side of the garage for one car.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### directions to this property:

At the Creech Castle traffic lights, proceed in a northerly direction along the A38 into Bathpool, turning right at the roundabout and through the further roundabout following the signs for the M5 and Bridgwater. Take the first exit at the next roundabout onto Hardys Road and then right into Beacon Close where the property will be located.

To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

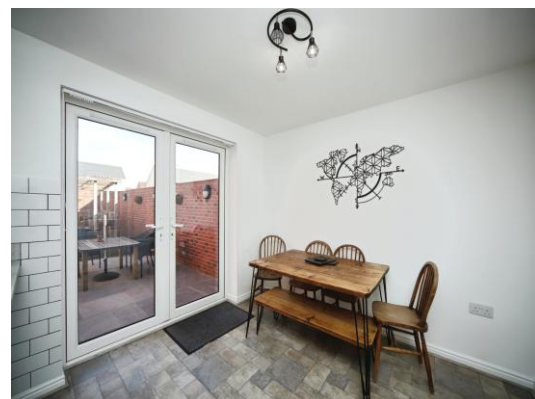
53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN313181 - 0006

Tenure:Freehold EPC Rating: B

Council Tax Band: D

**view this property online [connells.co.uk/Property/TTN313181](http://connells.co.uk/Property/TTN313181)**



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