



8 Bartlett Close



# 8 Bartlett Close

, Taunton, TA1 4NZ

An attractive four-bedroom home featuring a stylish refitted kitchen, spacious sitting/dining room with garden-facing extension, and versatile accommodation throughout. Set within a generous south-facing garden with home office and driveway parking, ideally suited for modern family living.

- Stylish and Modernised
- Garden Home Office
- Driveway Parking
- Cul-De-Sac Location
- EPC C
- Four Double Bedrooms
- Family Room Extension
- Large Utility Room
- Freehold
- Council Tax Band D

## Guide Price £430,000

Situated on the South/Westerly edge of town in a quiet Cul-De-Sac, well placed for Musgrove Park Hospital and a selection of highly regarded schools, including The Castle School and Taunton School, together with Taunton and Bridgwater College. Taunton town centre is readily accessible, offering a comprehensive range of shopping, leisure and educational facilities. Everyday amenities are also close at hand, including a convenience store, doctor's surgery and chemist, while excellent transport links include the M5 motorway and a mainline railway station.

A stylish, recently refitted kitchen/breakfast room forms the heart of the home, fitted with a range of modern wall and base units, integrated appliances, Neff double ovens, gas hob, and breakfast bar. A ground floor WC and generous utility room (formerly the kitchen) provide excellent additional storage, space for appliances, and door to outside. An impressive sitting/dining room spans the width of the property, opening into a bright rear extension ideal as a family room or study and with bi-fold doors to the garden. Upstairs offers four double bedrooms and a family bathroom with both bath and separate shower. The principal bedroom benefits from bespoke fitted wardrobes across walls, with further built-in storage in bedrooms three and four.

The south facing rear garden has an area of lawn, patio and decking. A fully insulated home office with power and heating provides valuable workspace. A side access path leads to the front where driveway parking is available for two vehicles.

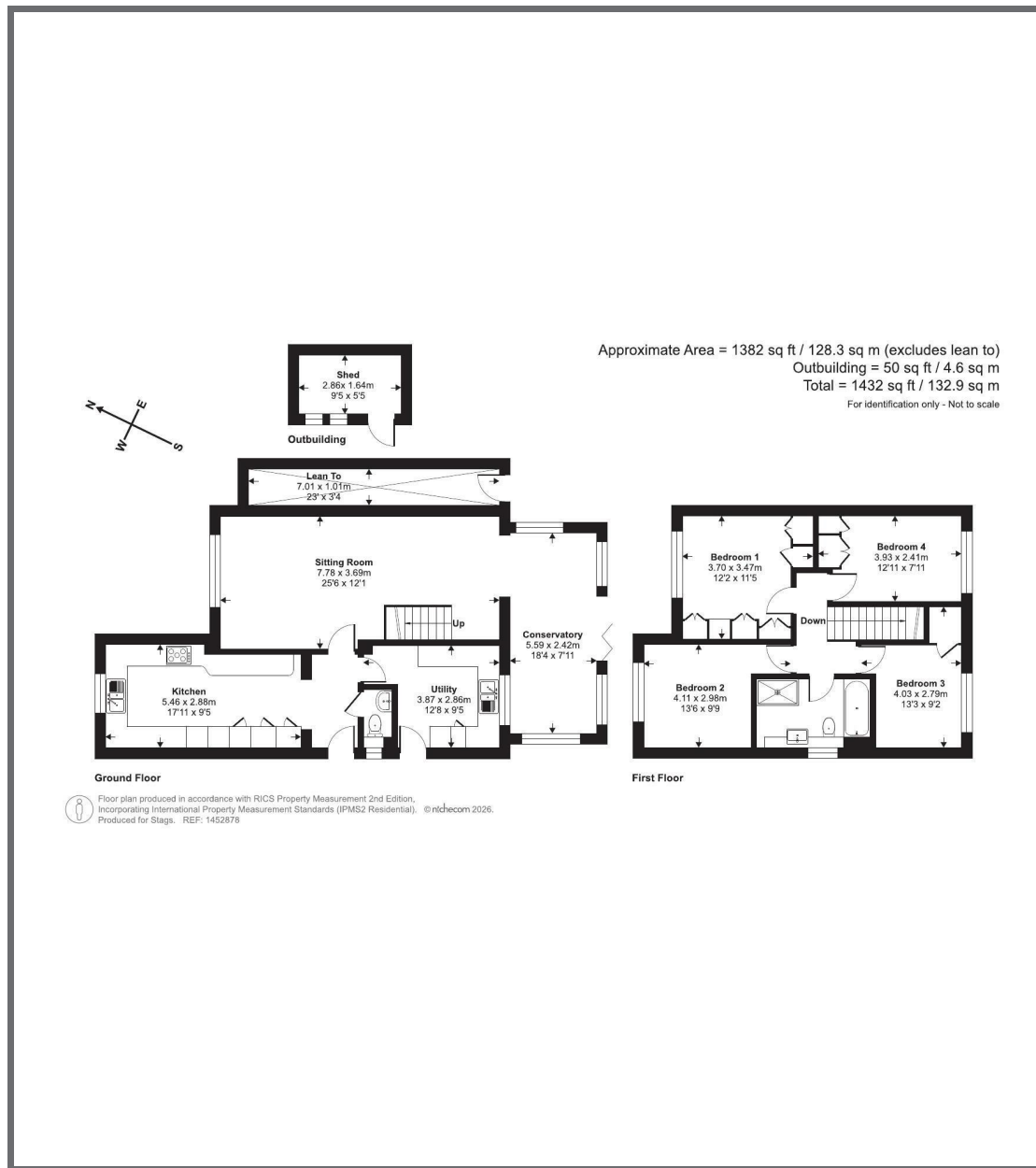
All mains services connected. Mobile signal good outdoor and variable in-home with most major networks. Standard, superfast and ultrafast broadband available with Openreach, AllPoints Fibre (information via Ofcom).

What3words: [///wished.ahead.calls](https://wished.ahead.calls)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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