



FOR SALE

Guide Price £465,000

St Quintin Park,



St Quintin Park, Taunton

Stunning 4-bed detached home in highly sought-after Bathpool. Built by premium developer Bryant Homes, this rare gem boasts a master suite, beautiful sitting room, sunny garden room, and garage. Perfect for families wanting peaceful village life with elite M5/town transport links.





An impressive and generously proportioned 4 bedroom detached executive residence, situated in a highly sought after cul-de-sac location within the village of Bathpool. Originally constructed by Bryant Homes this property provides a premium balance of peaceful semi-rural living with highly convenient transport links. Boasting ample living space, single garage and private gardens, this property is perfect for growing families.

Executive Detached Home: Generously proportioned layout built by premium developer Bryant Homes

4 bedrooms: Includes a generous principle master suite with an en-suite shower room.

Ample Reception Space: Features a large dual aspect sitting room, kitchen/diner, utility room, bright garden room and driveway.

Desirable Plot: Tucked away in a quiet corner position within an established, high demand residential road.

Prime Location: Just minutes from scenic walks along the Taunton to Bridgwater Canal, which is accessed via a footpath from the private estate.

Entrance Hallway: A wide, welcoming entrance featuring a central staircase to the first floor and access to a ground floor Cloakroom/WC and under-stairs cupboard for storage.

Sitting Room: Generous dual aspect family lounge, anchored by a feature fireplace, and benefiting from a good sized bay window.





Kitchen Dining Room: A bright social heart of the home, equipped with extensive storage units, workspace, built in appliances, and dedicated dining space. Double aspect glazed doors opening into the Garden Room.

Utility Room: Separate practical workspace with secondary access to the garden. A range of storage units, plumbed space for laundry appliances, and energy efficient Valliant gas boiler fully serviced, and still within manufacturer's warranty.

Garden Room: Spacious relaxing room fully insulated, and centrally heated extension, with multiple power points and TV connection, providing panoramic views and direct access to the garden, via double doors.

Principle Bedroom: Generously proportioned master suite, featuring substantial double integrated wardrobes and an en-suite shower room with power shower.

Bedrooms 2, 3 & 4: Three additional well-proportioned bedrooms ideal for family use, with the fourth bedroom as a children's room or home office.

Family Bathroom: Centrally located modern suite, with Spa Bath, glass shower door, and power shower.





Front: Low maintenance frontage with a sweeping tarmac driveway leading to the garage. Dual access to the rear of the property, from gates at either side of the property.

Rear Garden: A private fully enclosed landscaped rear garden featuring paved patio entertainment zones, established lawn areas, and mature shrubs.

Canal-side Walks: Located moments away from the Taunton to Bridgwater Canal, for idyllic walking and cycling routes.

School Catchment: Located less than a mile away from local primary schools and the highly regarded Monkton Wood Academy.

Shopping and Entertainment Facilities: Less than a mile from a large selection of shopping and entertainment outlets including Sainsbury's, Halfords, B&Q, Odeon Cinema, Hollywood Bowl, Starbucks and more.

Commuter Hub: Positioned just 1 mile from the M5 Motorway (J25) and 2 miles from Taunton Town Centre and its mainline railway station.



Sitting Room c.13'11 x 13'11 max

Kitchen/Dining Room c.21'2 x 9'7

Conservatory/Garden Room c.11'1 x 10'5

Utility Room c.6'11 x 4'6

Bedroom 1 c.12'2 x 12'

Bedroom 2 c.9'10 x 9'8 (2.99m x 2.94m)

Bedroom 3 c.9'5 x 8'3 plus door recess

Bedroom 4 c.11'2 x 6'10

Council Tax Band: - E

Construction: - Brick under a tiled roof with double glazing.

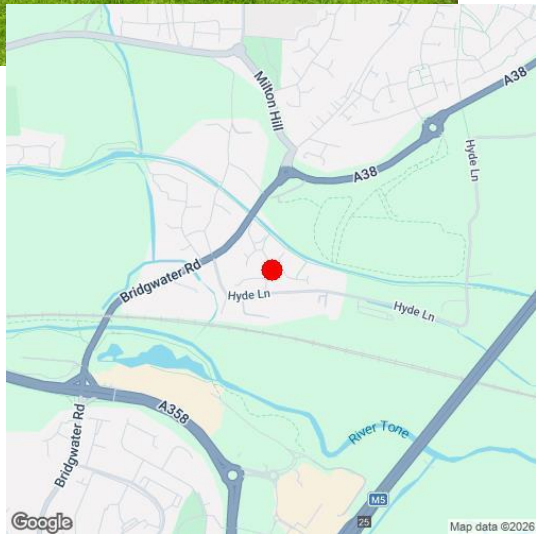
Utilities: - Mains electric, gas, water, drainage and full fibre.

Primary School Catchment: - Creech St Michael Primary School

Secondary School Catchment: - Heathfield School (Monkton Wood Academy)

Flood Risk: - River & sea low, surface very low.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Directions

Heat out of Taunton along the Toneway, at the Creech Castle lights turn left, turn right just before The New Mill public house, follow this road round the corner and St Quintin Park will be found on your left.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

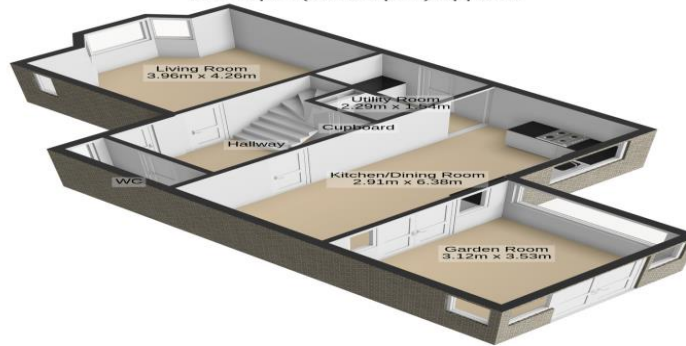
Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

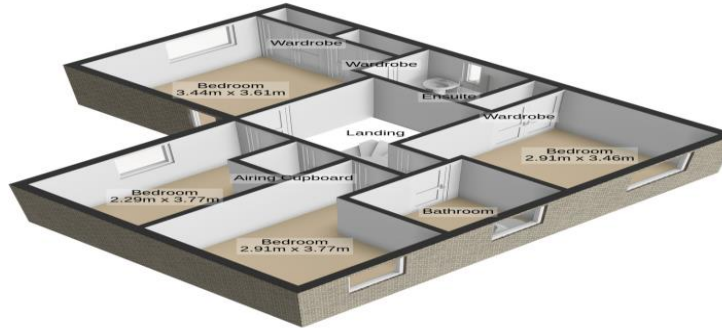
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St Quintin Park, Taunton

Ground Floor
644 sq.ft. (59.8 sq.m.) approx.



1st Floor
608 sq.ft. (56.5 sq.m.) approx.



Total Floor Area : 1252 sq.ft. (116.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

