



**WARE & CO**  
estate and letting agents

**47 Acacia Gardens, Bathpool – TA2 8TA**  
**£469,500**

# 47 Acacia Gardens

Bathpool, Taunton

- Detached four bedroom family house
- Situated within a select cul-de-sac location
- Available with no onward chain
- Drive parking and integrated garage
- Private southerly facing enclosed rear garden
- Spacious living room
- Separate dining room
- Modern conservatory with electric underfloor heating
- Well appointed kitchen/breakfast room with integrated appliances
- Principal ensuite bedroom with fitted wardrobes

Council Tax band: E. 2026 to 2027 - £3,305.11

Tenure: Freehold

EPC Energy Efficiency Rating: D

Main services of gas, electricity, water and drainage are connected. Broadband speeds of up to 1800mbps are available and good mobile signal across the four main networks (Source: Ofcom)





Situated within a select cul-de-sac of similar executive homes in the highly favoured village of Bathpool, this spacious four bedroom detached family house comes to the market with the added advantage of no onward chain. Offering well proportioned accommodation throughout together with a private southerly facing rear garden, the property is ideally suited to growing families seeking a convenient yet tucked away location on the outskirts of Taunton.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor and a cloakroom/wc, spacious living room, separate dining room opening into a modern conservatory with electric underfloor heating, and a well appointed kitchen/breakfast room fitted with a comprehensive range of integrated appliances. To the first floor there is a principal bedroom with fitted wardrobe cupboards and ensuite shower room, three further bedrooms and a modern three piece family bathroom with an over bath shower.

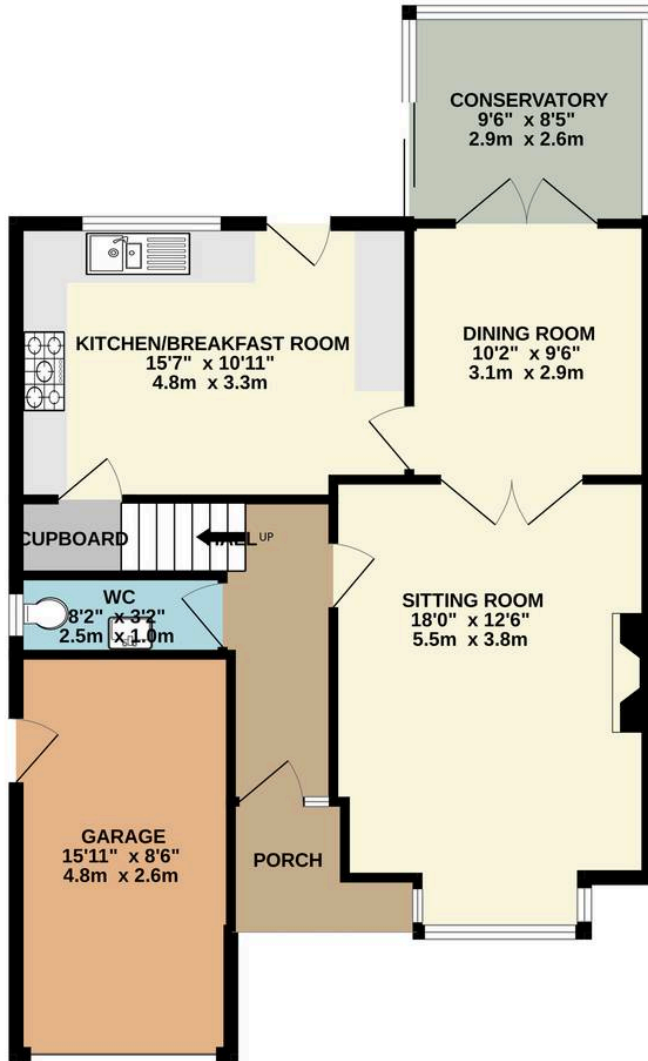
Externally, the property benefits from drive parking leading to an integrated garage together with a private enclosed southerly facing rear garden enjoying side gated access and a good degree of privacy.

#### THE AREA

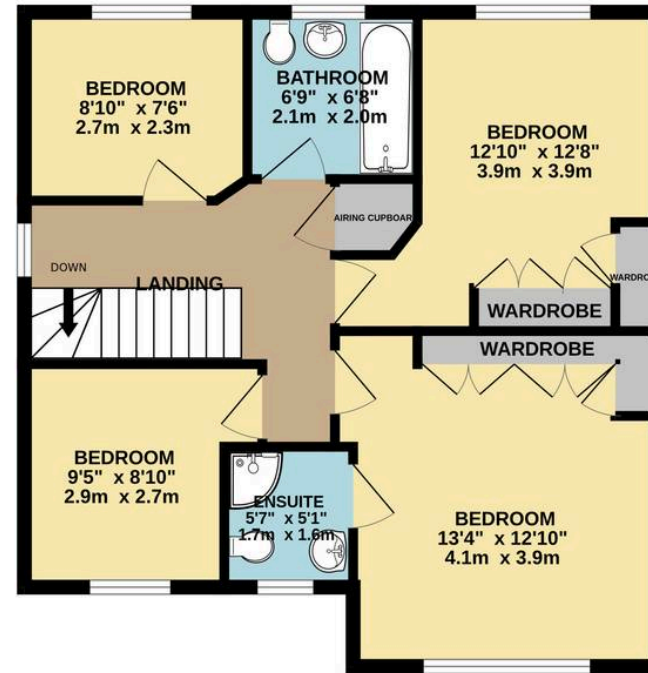
Bathpool is a highly regarded residential area situated on the eastern outskirts of Taunton, offering excellent access to the M5 motorway, A358 and Taunton town centre. The area is particularly popular with families and commuters due to its convenient location, nearby countryside walks and access to well regarded schooling. Taunton railway station, providing direct links to London Paddington and Exeter, is also within easy reach together with a range of shopping, leisure and recreational facilities available within the county town.



GROUND FLOOR



1ST FLOOR





## Ware & Co

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