



11 Leaches Mead

Bathpool, Taunton, Somerset, TA2 8FB

James
Gray

ESTATE AGENTS

A well presented detached Redrow home with a walled south-west facing rear garden, large driveway with ample parking and enjoying a delightful head of cul de sac location adjacent to open amenity land on this popular development



Key features

- Entrance hall and cloakroom
- Sitting room with attractive double aspect
- Large Kitchen/family room with doors to south-west facing rear garden
- Principal bedroom with en suite shower room
- 2 further bedrooms and a family bath/shower room
- Gas central heating and double glazing
- Walled south-west facing rear garden with lawn and patio
- Large driveway with ample parking and access to single garage
- Sought after cul de sac location close to good local amenities

Services

All mains services connected. Gas central heating

EPC rating

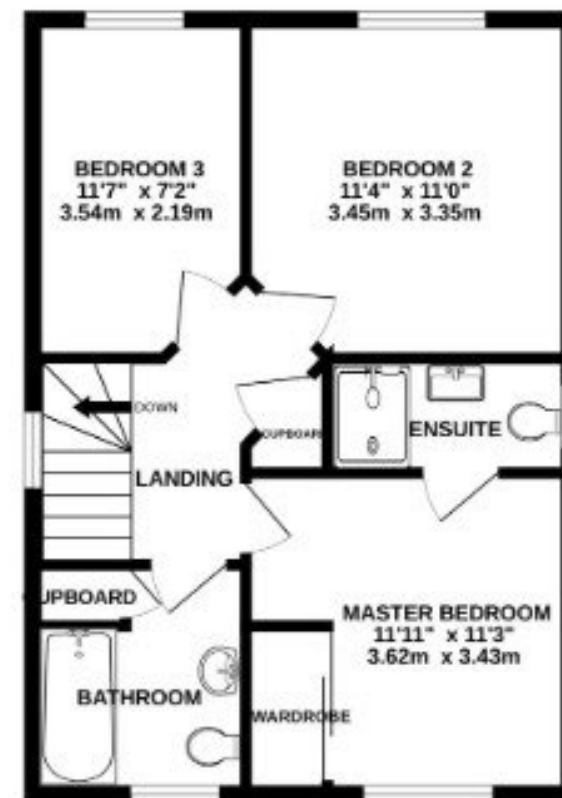
Band C (78)

Council Tax and Service Charge

Band D. Service charge 1/4/25 - 31/3/26 £211.82







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 £250.00 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

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