



11 Hardys Road

Bathpool, Taunton, Somerset, TA2 8AY

James
Gray

ESTATE AGENTS

A handsome and well appointed detached family home incorporating many improvements, with low maintenance garden, double garage and attractively situated on this popular development, close to good local amenities.



Key features

- Entrance hall and cloakroom
- Double aspect sitting room with French doors to rear garden
- Study/snug
- Large and well appointed kitchen/dining room with door to rear garden
- Principal bedroom with en suite shower room
- 3 further bedrooms and family bath/shower room
- Gas central heating and double glazing
- Low maintenance garden with attractive south-westerly aspect
- Double garage and driveway parking
- No onward chain

Services

All mains services connected.

EPC rating

C (79)

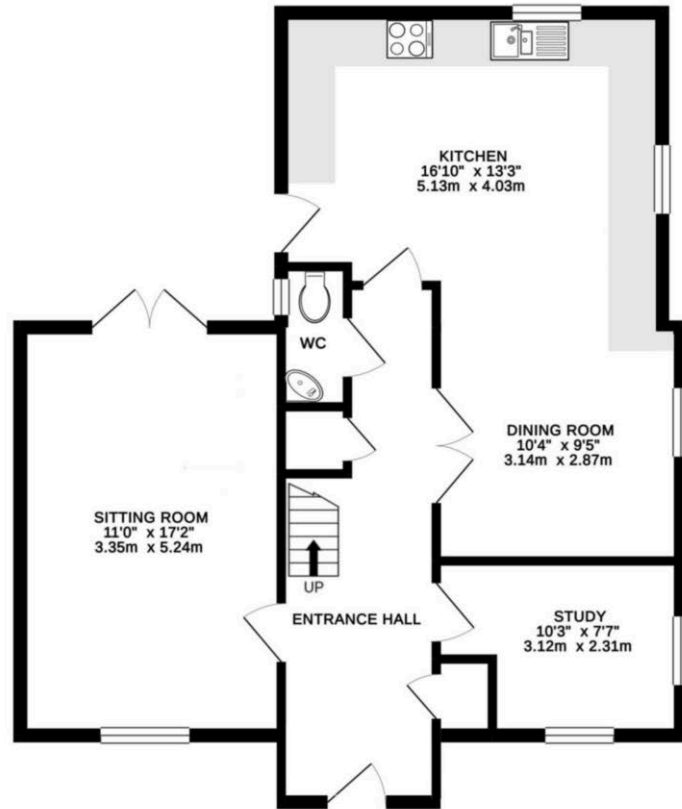
Council Tax

Council Tax Band E

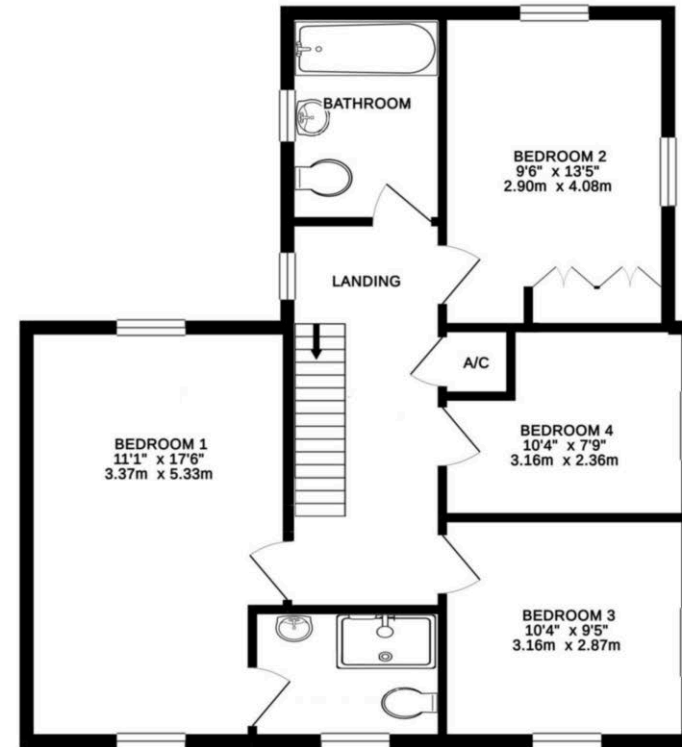




GROUND FLOOR 691 sq. ft.
(64.2 sq. m.)



1ST FLOOR 698 sq. ft.
(64.9 sq. m.)



TOTAL FLOOR AREA : 1389 sq. ft. (129.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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