



35 Glebelands

Bathpool, Taunton, TA2 8FG

James
Gray

ESTATE AGENTS

A detached family home, presented in excellent order throughout, occupying an attractive cul de sac location on this popular development with an attractive open outlook over open amenity land and with enclosed south facing rear garden with summer house



Key features

- Entrance hall and cloakroom
- Sitting room
- Study/family room
- Kitchen/dining room with French doors opening to rear south facing garden
- Utility room
- Principal bedroom with en suite shower room
- 3 further bedrooms and family bath/shower room
- Enclosed rear garden with summer house, paved terrace and covered decking
- Single garage with driveway parking
- Attractive cul de sac location over looking open green amenity land

Services

All mains services connected. Gas central heating

EPC Rating

B (81)

Council Tax and Service Charge

Band E. Service charge to be confirmed

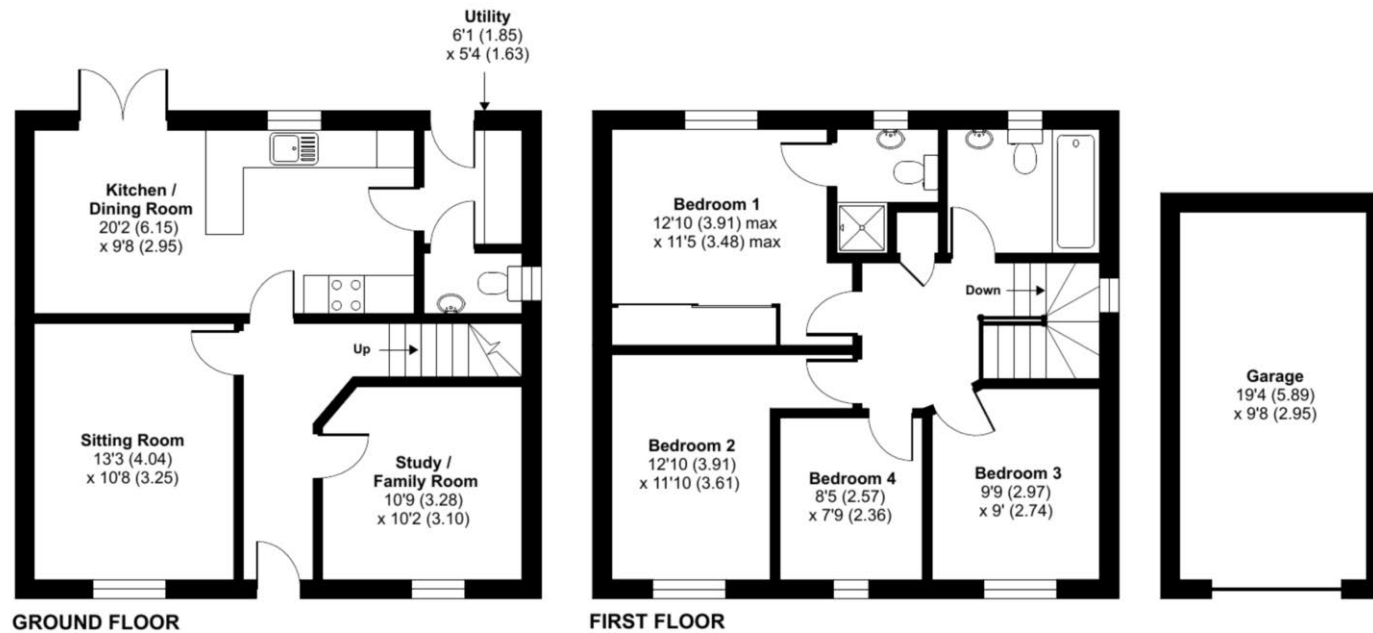




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Approximate Area = 1406 sq ft / 130.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2024. Produced for James Gray. REF: 531829

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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