



## 41 Hardys Road

Bathpool, TA2 8AY

£310,000 Freehold



**Wilkie May  
& Tuckwood**

## Floor Plan

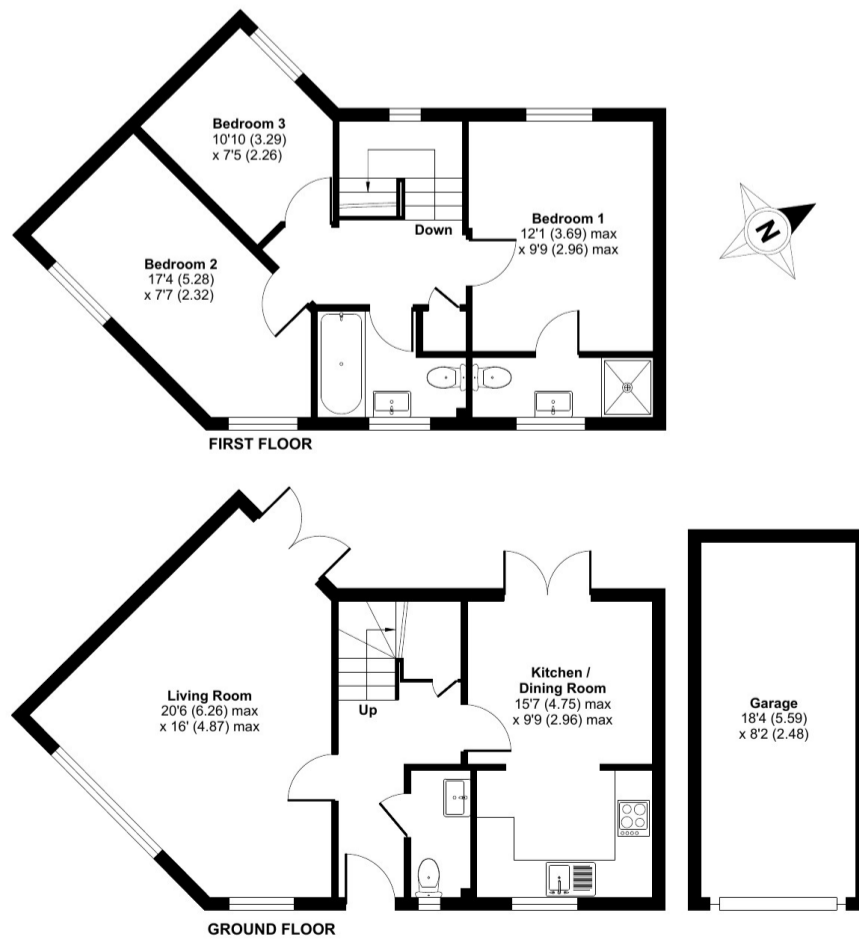
### Hardys Road, Bathpool, Taunton, TA2

Approximate Area = 940 sq ft / 87.3 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1092 sq ft / 101.4 sq m

For identification only - Not to scale



# Description

Situated on a popular modern development in Bathpool, is this spacious and well presented three bedroom semi-detached family home.

The accommodation is arranged over two floors, is uPVC double glazed throughout and is warmed via a mains gas fired central heating system.

Externally, there is an enclosed rear garden laid to lawn and patio, a single garage with power and lighting, off-road parking and a further area of garden to the front. Internal inspection is essential to fully appreciate this fantastic family home.

- Three Double Bedrooms
- Semi-Detached House
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- West Facing Rear Garden
- Single Garage & Off-Road Parking
- Deceptively Spacious
- Adjacent To Large Public Green Space



The accommodation comprises in brief; double glazed front door leading into an entrance hallway with central stairs rising to the first floor, understairs storage cupboard, doors leading into the cloakroom, living room and kitchen. The useful ground floor cloakroom comprises low level wc, wash hand basin and obscured uPVC double glazed window with aspect to the front. The good size living room has uPVC double glazed French doors leading into the rear garden and two uPVC double glazed windows with aspect to the front. The ground floor accommodation is completed with a kitchen/dining room with a door providing access into the garden, a range of matching wall and base storage units with roll edge work surfaces above, stainless steel sink with hot and cold mixer tap, integrated electric oven with four ring gas hob and extractor fan above, integrated washing machine and space for undercounter and freestanding appliances.

On the first floor there are three bedrooms (bedroom one with an en-suite shower room comprising low level wc and wash hand basin). The family bathroom comprises panelled bath with shower attachment, low level wc and wash hand basin. Externally, there is a good size, West facing rear garden which is laid predominantly to lawn. There is a double external power socket and a useful side access. Alongside the property there is a single garage with power, lighting and an up-and-over door. Additionally, the property benefits from a further area of garden in front of the house which is laid to lawn.

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## GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

**Property Location:** [w3w.co/amaze.springing.award](http://w3w.co/amaze.springing.award)

**Council Tax Band:** C

**Broadband Availability:** Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

**Mobile Phone Coverage:** Indoor—voice & data likely with EE. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

**Flood Risk:** Rivers & Sea—very low. Surface water—very low.

**Agents Note:** There is no management company in place for this property at present, however we understand that one maybe be set up at a later stage.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared December 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



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