



11 Orchard Place Bathpool, Taunton TA2 8FP

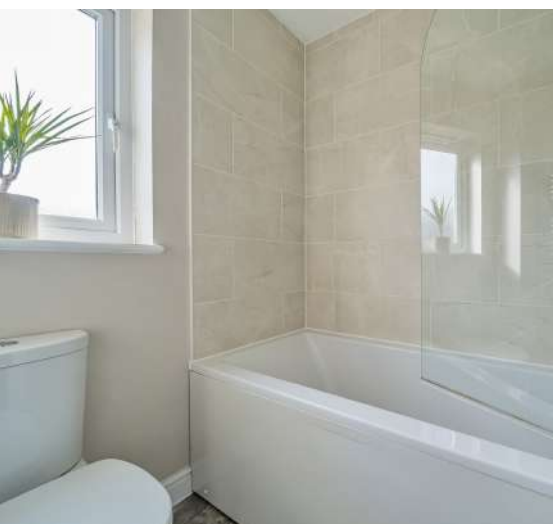
£395,000

robert
cooney



An immaculately presented South facing 4 bedroomed detached house situated in this cul-de-sac location just over 3 miles from the centre of Taunton with enclosed garden and useful home office, garage and driveway parking for 3 cars.





Features

- Entrance Hall
- Living Room
- Kitchen / Dining Room with integrated dishwasher, fridge freezer and door to garden
- Cloakroom
- Master Bedroom with fitted wardrobes and Ensuite Shower Room
- 3 Further Bedrooms, Bedroom 2 with fitted wardrobes
- Family Bathroom

- Enclosed garden to rear with Home office
- Garage and driveway parking
- Gas central heating
- Double glazing

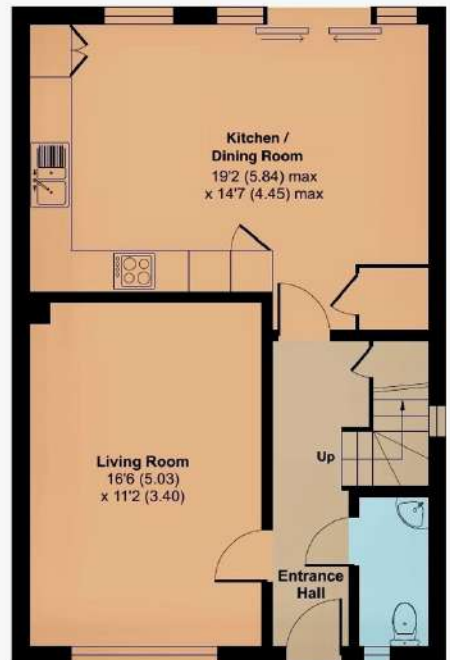
- Council tax band E

- What3words:
///flushed.fuses.slang

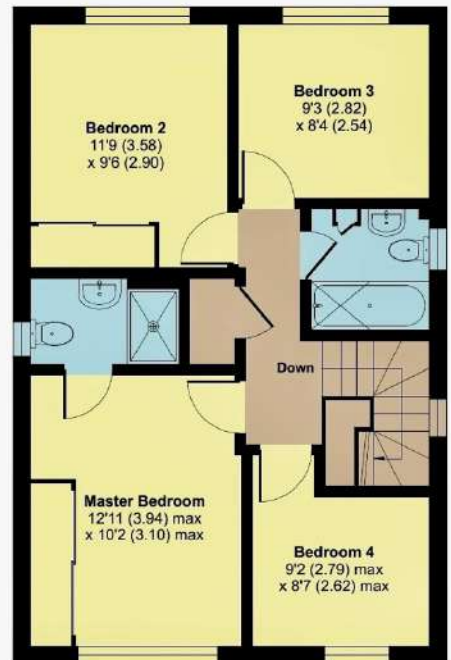


11 Orchard Place, Bathpool, Taunton, TA2 8FP

Approximate Area = 1144 sq ft / 106.3 sq m
 Garage = 223 sq ft / 20.7 sq m
 Outbuilding = 56 sq ft / 5.2 sq m
 Total = 1423 sq ft / 132.2 sq m
 For identification only - Not to scale



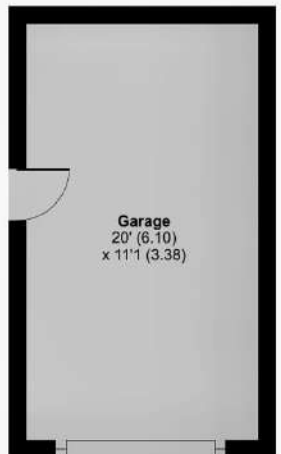
GROUND FLOOR



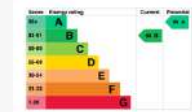
FIRST FLOOR



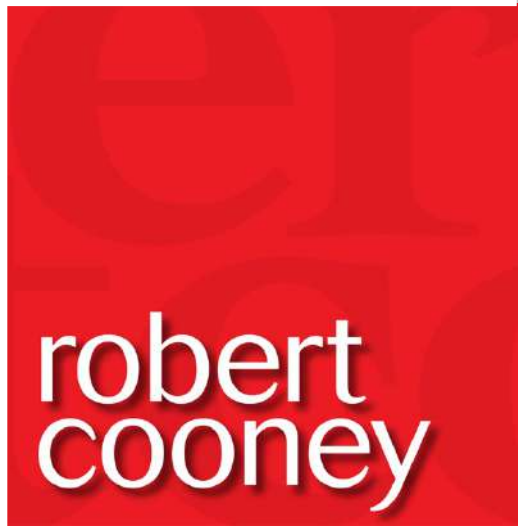
OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Robert Cooney, REF: 1102063



Viewing strictly through the selling agents:
Robert Cooney
 Corporation Street, Taunton,
 Somerset TA1 4AW
 Telephone 01823 230 230
 E-mail taunton@robertcooney.co.uk
 Website www.robertcooney.co.uk



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.