



4 Batts Park Taunton TA1 4RE



Ideally situated in this highly favoured location with easy access to Queen's College and within Castle School catchment area is this immaculately presented and spacious 5 bedrooomed detached family house with enclosed South East facing garden, double garage and ample driveway parking.





Features

- Entrance Hall
- Living Room with Minster fireplace
- Dining Room
- Conservatory with door to garden
- Fitted Kitchen / Breakfast Room with Whirlpool oven and door to garden
- Utility Room
- Wet Room
- Master Bedroom with Ensuite Shower Room
- 2 Further Bedrooms on 1st floor
- Dressing Room
- Family Bathroom
- 2 Double Bedrooms on 2nd floor with Velux windows
- Enclosed South East facing garden to rear
- Double Garage and ample driveway parking
- Gas central heating
- Double glazing
- Castle School catchment
- Council tax band F
- What3words: [///points.tiny.rally](https://www.what3words.com/points.tiny.rally)







Queens Drive is regarded as one of the best residential addresses of Taunton situated 1.3 miles to the South of the town centre yet occupying a well-established location within easy reach of open countryside.

Taunton, the County town of Somerset, is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

Taunton also offers a good selection of both state and independent schools including Castle School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.

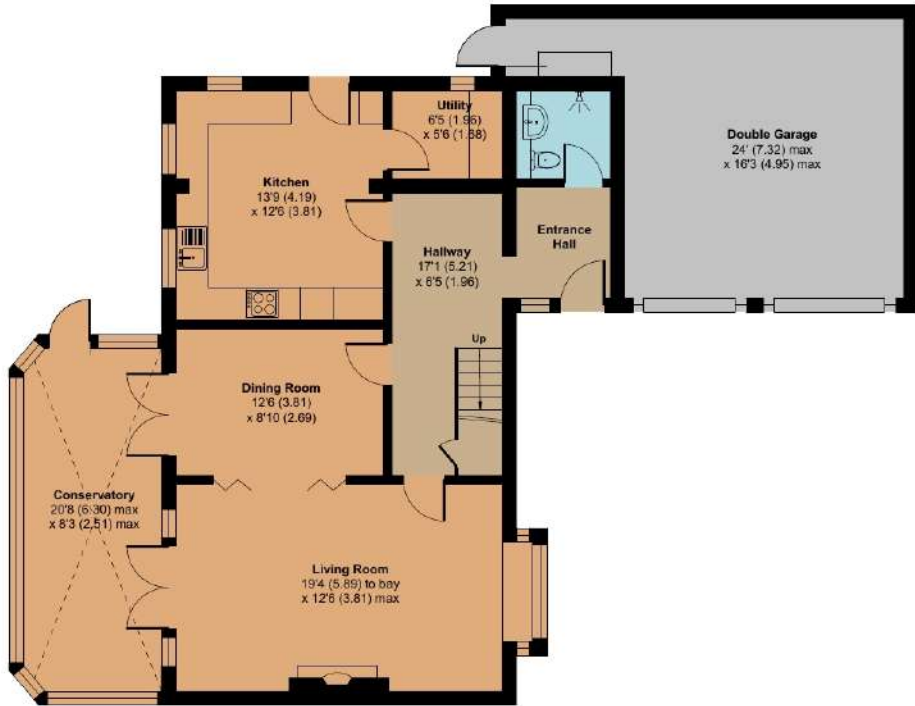


4 Batts Park, Taunton, TA1 4RE

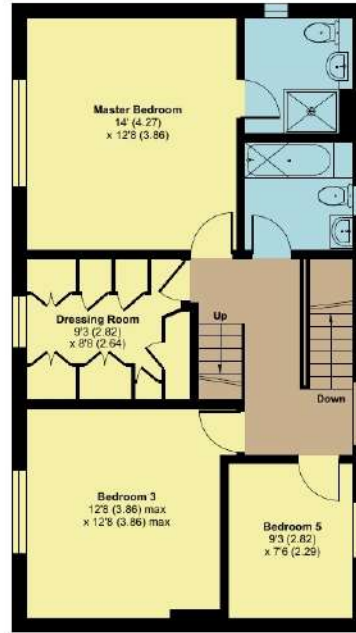
Approximate Area = 1986 sq ft / 184.5 sq m
 Limited Use Area(s) = 144 sq ft / 13.4 sq m
 Garage = 308 sq ft / 28.6 sq m
 Total = 2438 sq ft / 226.5 sq m
 For identification only - Not to scale



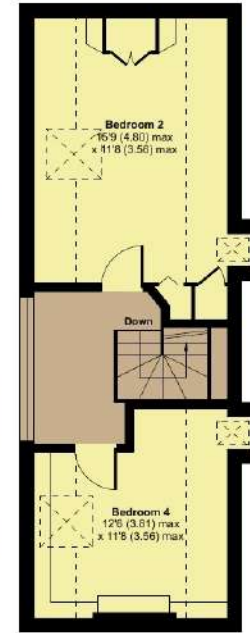
Denotes restricted head height



GROUND FLOOR



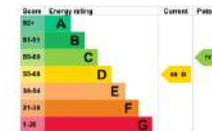
FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Robert Cooney. REF: 1094474



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.

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