



7 Canal View Bathpool, Taunton TA2 8BF

£295,000

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On the edge of this popular development in a quiet cul-de-sac location and within Heathfield Community School catchment is this immaculately presented 3 bedroomed detached house built by Strongvox with gardens to front and rear, garage and driveway parking for 3 cars.





Features

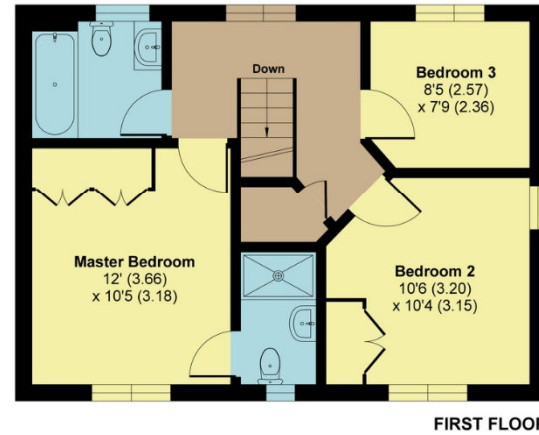
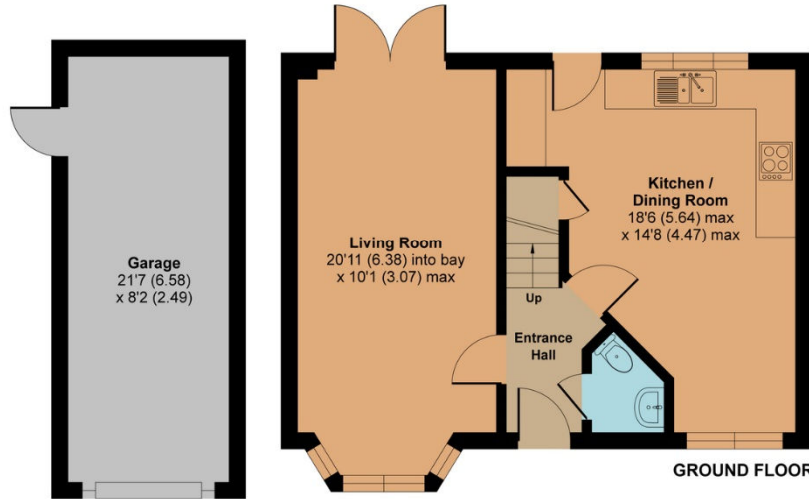
- Entrance hall
- Living room with French doors to garden
- Fitted kitchen / dining room with granite worktops and door to garden
- Cloakroom
- Master bedroom with fitted wardrobes and ensuite shower room
- 2 further bedrooms, bedroom 2 with fitted wardrobe
- Family bathroom
- Gardens to front and rear
- Garage and driveway parking for 3 cars
- Double glazing
- Gas central heating
- Heathfield Community School and West Monkton primary school catchment
- Council tax band D



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Approximate Area = 1118 sq ft / 104 sq m (includes garage)

For identification only - Not to scale



Viewing strictly through the selling agents:

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Robert Cooney. REF: 700700

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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