

gth



HYDE LANE, BATHPOOL, TAUNTON, SOMERSET



# Araglen, Hyde Lane, Bathpool Taunton, Somerset, TA2 8BX

*A spacious three bedroom detached bungalow with large gardens and direct access onto the Canal Footpath.*

Freehold Guide Price  
£550,000

## DESCRIPTION

Araglen is a well presented three bedroom detached bungalow situated in the popular location of Bathpool. The property in brief comprises an entrance hall with doors leading to the sitting room which enjoys a large south facing window and gas effect fireplace. There are three bedrooms which are all served by the family bathroom. The family bathroom comprise a shower cubicle, free standing bath, W.C. and sink. The kitchen benefits from matching wall and base units and there is plenty of storage. This leads out onto the garden room which really is the heart of the



bungalow. The garden room enjoys views overlooking the garden and double patio doors leading out to the garden. There is also a separate W.C. and utility room.

## SITUATION

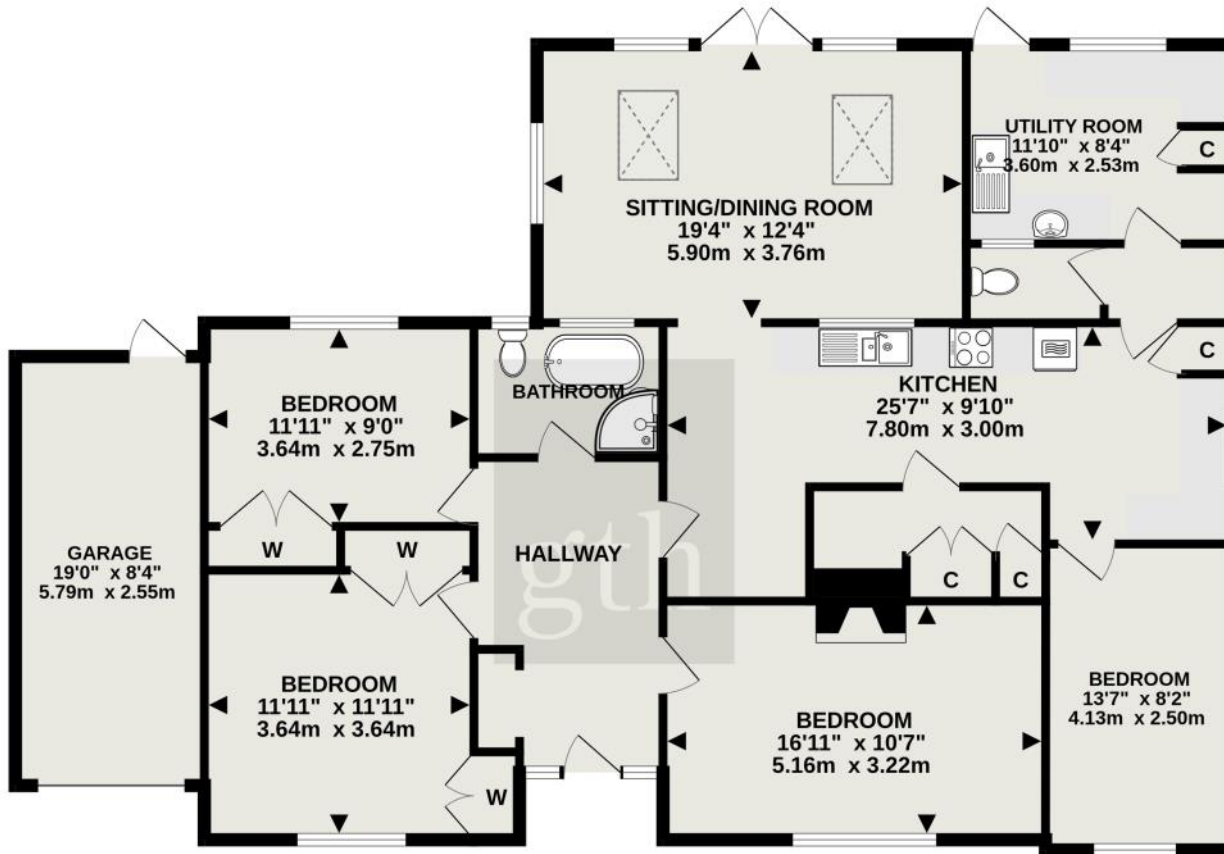
Araglen is situated on the eastern edge of Taunton. Local facilities include the Hyde Park recreation ground, local pub and salon. Quick access to the M5 is gained at Junction 25, along with the superstores and business parks at Blackbrook/Riverside. Taunton is easily accessible and is renowned for its extensive shopping, sporting, educational and cultural facilities. There is also a direct mainline rail link to London Paddington.

## OUTSIDE

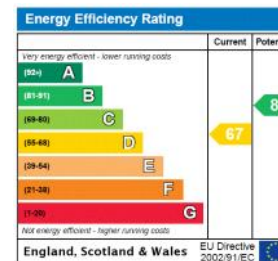
The property is approached off Hyde lane onto the private gated gravel driveway. The driveway provides off road parking for plenty of cars and also access to the single garage. The front garden is mostly laid to lawn and benefits from a small well in the front garden. There is side access to the rear garden. The rear garden is a fantastic size and is fully enclosed and benefits from a patio area which is the perfect spot for outdoor furniture and alfresco dining. There is also a summer house and a private gate which leads out onto the Bridgwater and Taunton Canal.

# ARAGLEN

GROUND FLOOR  
1554 sq.ft. (144.3 sq.m.) approx.



TOTAL FLOOR AREA : 1554 sq.ft. (144.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

## SERVICES

Mains water, electricity, drainage and gas. Telephone connection subject to any BT regulations.

## OUTGOINGS

Somerset West and Taunton Tax Band E

## DIRECTIONS

From Taunton head east on Toneway towards the M5. At the Creech Castle traffic lights turn left towards Bridgwater and continue into Bathpool. After a short distance turn right by the New Mill into Hyde Lane. Continue along this road and the property can be found on the left hand side just before the Taunton Rugby Club.

## WHAT.3.WORDS

For the exact location download the app and enter; agreement.ramp.producing

GREENSLADE TAYLOR HUNT  
[www.gth.net](http://www.gth.net)





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## Viewing

Strictly by appointment with the agents

Greenslade Taylor Hunt.

13 Hammet Street, Taunton

Somerset, TA1 1RN

Email: [residential.taunton@gth.net](mailto:residential.taunton@gth.net)

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