

BRIDGWATER ROAD

gth

BATHPOOL





The Poplars, 70 Bridgwater Road Bathpool, Somerset, TA1 2FL

Taunton Town 3 miles; M5 Junction 25, 0.6 miles

 2
  5
  5
  211 Sqm

An elegant Georgian Grade II Listed detached residence occupying a prominent position on the eastern side of Taunton, offering versatile accommodation and potential for alternative uses, subject to any necessary consents.

Freehold Guide Price £575,000

SITUATION

The property occupies a prominent position on the eastern outskirts of Taunton, less than half a mile from Junction 25 of the M5 motorway at Blackbrook. This highly visible and accessible location is regarded as one of the most prominent within the town and may lend itself to a variety of commercial or hospitality-related uses, including guest accommodation or Airbnb-style lettings, subject to the necessary consents. The property is particularly well placed for access to a wide range of amenities including the nearby Hankridge Retail Park, whilst Taunton town centre lies approximately one mile to the west and may be conveniently reached on foot via the attractive riverside paths.

DESCRIPTION

The Poplars comprises a substantial and highly attractive five bedroom Georgian detached residence, Grade II listed in recognition of its architectural and historic significance. Constructed in the classic Georgian style, the property displays many characteristic features including deep sash windows, excellent ceiling heights and well proportioned accommodation throughout. A particularly impressive reception hall provides a welcoming first impression and incorporates a fine staircase rising to the first floor. The ground floor benefits from two elegant reception rooms, both enjoying generous proportions and abundance of natural light, together with a good



sized family kitchen/breakfast room ideal for modern day living. In addition is a downstairs WC, a study and separate office. To the first floor are five bedrooms, four of which enjoy the benefit of ensuite shower facilities, in addition to a family bathroom serving the remaining bedroom. The property is approached directly from Taunton Road via a private driveway leading to parking and turning areas together with the adjoining garage. Given its highly convenient location and versatile layout, the property may appeal to purchasers seeking a substantial family home, a guest house or bed and breakfast business, or a combination of residential and office accommodation, subject to any necessary planning and statutory consents.

OUTSIDE

The property is approached from Bridgwater Road through an attractive gated entrance enclosed by rendered brick walling, providing a good degree of privacy and security. A paved driveway provides ample parking for several vehicles and gives access to the garage. To the rear is a small hard landscaped garden area along with a store and workshop, whilst to the southern side is a predominantly lawned garden interspersed with a variety of mature trees, shrubs and flowering bushes, creating an attractive setting for the house.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property. Gas central heating.

Council Tax: *Somerset Council—Band E.*

DIRECTIONS

What3words:///upset.interval.swordfish

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 220 Mbps. (Openreach).

Mobile Coverage: For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).





VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

9 Hammet Street, Taunton, Somerset, TA1 1RZ

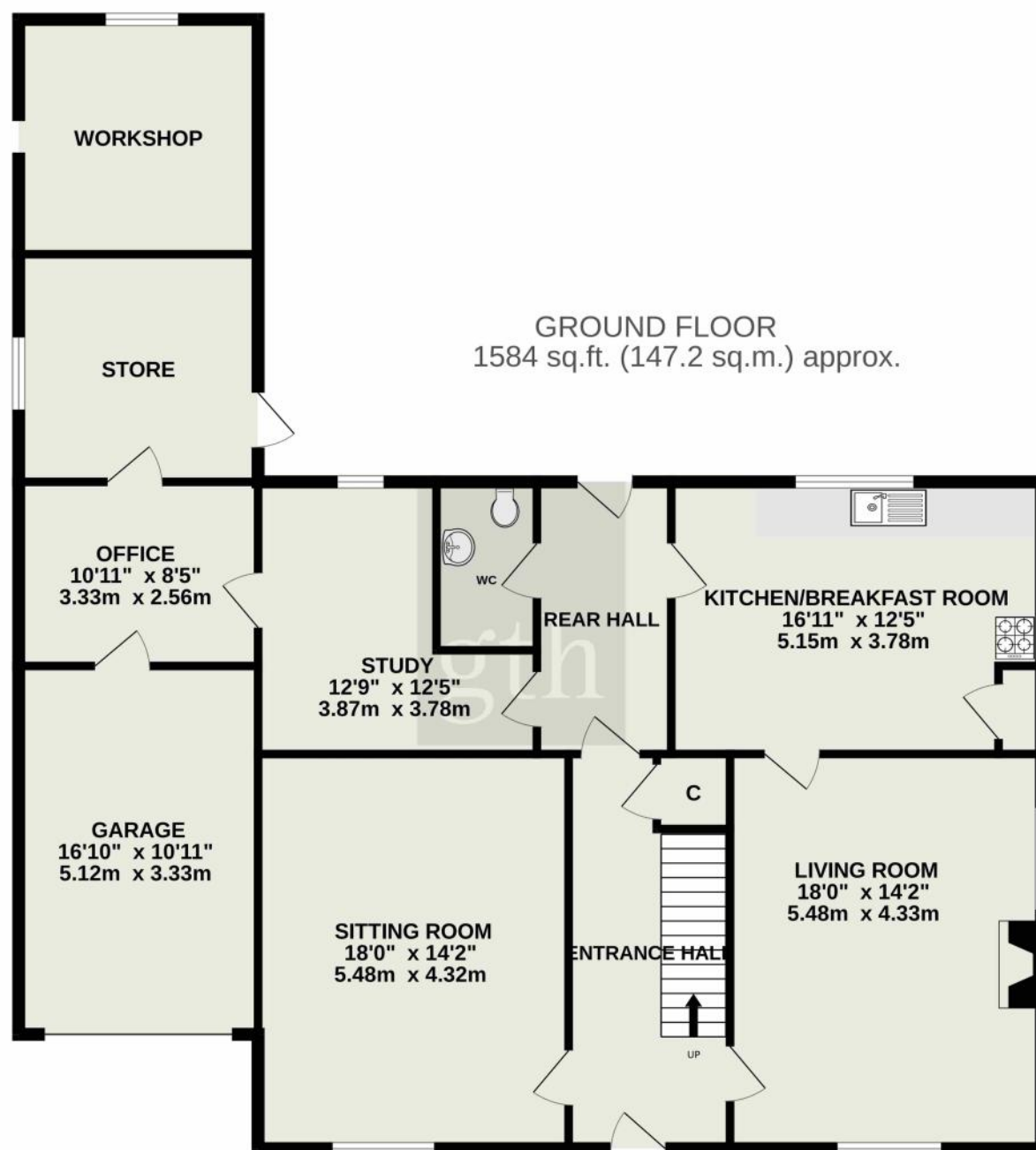
Email: residential.taunton@gth.net

Tel: 01823 277121 | Ref: TAU250470

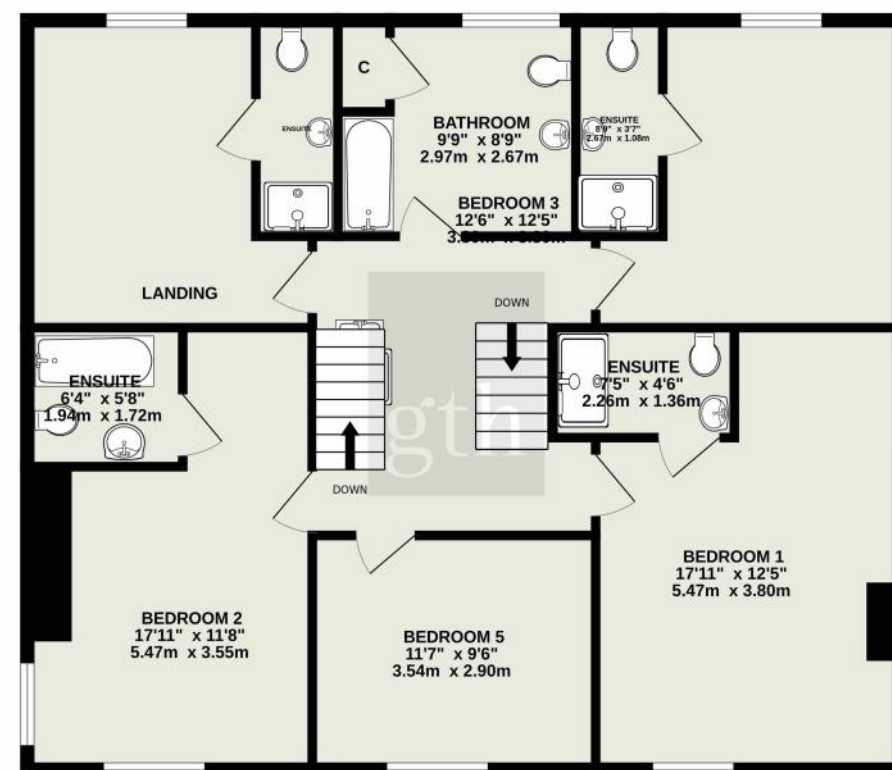
GREENSLADE TAYLOR HUNT
www.gth.net

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1584 sq.ft. (147.2 sq.m.) approx.



1ST FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



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.

