



GIBBINS RICHARDS  
Making home moves happen

22 Gordons Close, Taunton TA1 3DA  
Guide Price £575,000

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A remarkably deceptive and spacious three storey family home in an extremely sought after cul-de-sac location offering up to five bedrooms, three bathrooms and some excellent ground floor living space.

Tenure: Freehold / Energy Rating: D / Council Tax Band: F

The property, built in the mid 1950's, is accessed via a front path and driveway, which is located at the end of Gordons Close and approached via a front driveway and front garden leading to the front door. The entrance hall gives access to a ground floor cloakroom, sitting room, large kitchen/breakfast room and a good sized storage cupboard. There is then access through to the utility and garage. The first floor offers three good sized bedrooms with a master en-suite and built-in wardrobes and also a four piece family bathroom. Up to the top floor there are two interconnecting rooms, which could be bedrooms or a dressing room and accompanying bedroom, as well as a shower room. The top floor is a more recent extension to the accommodation. Externally the property has a lovely decked area to the immediate rear of the kitchen and sitting room, which overlooks the walled rear garden, which is mainly laid to lawn with shrub borders and also a recently erected brick built pizza oven. The garage and utility room are to the side and there is parking for one or two cars in front of the garage. With tiled flooring throughout, exposed Oak doors, a turning central staircase and matching carpets throughout, this property is beautifully presented with a contemporary design and would be a brilliant home for a growing family or perhaps those empty nesters with additional space for visiting relatives. Gordons Close is located to the south of Taunton and is ideally located for Richard Huish College and Bishop Foxs secondary school.

- 1950'S THREE STOREY FAMILY HOME
- FOUR / FIVE BEDROOMS
- THREE BATHROOMS
- SITTING ROOM
- OPEN PLAN KITCHEN / DINING ROOM
- TWO TIER GARDEN WITH DECKED AREA AND LAWN
- GARAGE AND PARKING
- UTILITY AND WC
- BEAUTIFULLY PRESENTED THROUGHOUT
- EXCELLENT CUL-DE-SAC POSITION







Entrance Hall  
Cloakroom  
Sitting Room

Storage cupboard.

17' 4" x 13' 5" (5.28m x 4.09m) Patio doors to rear and tiled floor. Stone fire surround with inset log effect burner. Inset spot light to the ceiling. Dual aspect windows to out looks.

Kitchen/Dining Room

22' 4" x 12' 1" (6.80m x 3.68m) widening to 18' 3" A wonderfully spacious social area with fitted kitchen including marble worktops and central island. Inset spot lights, tiled floor and full width bi-fold doors leading out to the rear decking area. Space for large fridge freezer.

Utility Room

Garage

17' 6" x 7' 9" (5.33m x 2.36m)

First Floor Landing

Two storage cupboards.

Bedroom 1

14' 0" x 14' 0" (4.26m x 4.26m) Large master suite with built-in wardrobes and access to en-suite shower room. Window to rear overlooking the rear garden.

En-suite

10' 3" x 7' 0" (3.12m x 2.13m) Modern recently re-fitted en-suite shower room with double sized shower cubicle and tiled floor.

Bedroom 2

11' 8" x 9' 7" (3.55m x 2.92m) Plus built-in wardrobes. Window over looking the rear.

Bedroom 3

11' 0" x 7' 0" (3.35m x 2.13m) Window over looking the rear.

Bathroom

9' 7" x 5' 8" (2.92m x 1.73m) An impressive first floor bathroom suite with fully tiled walls, inset spot lights and attractive wooden panelling.

Stairs to Top Floor Landing

Two Interconnecting Rooms

Dressing Room 10' 1" x 9' 5" (3.07m x 2.87m) Bedroom 10' 0" x 13' 0" (3.05m x 3.96m) with under eaves storage. This room is ideal for a work from home space, hobbies area or an independent relative to live separately but also integral to the house.

Shower Room

Outside

The front garden is mainly laid to lawn with driveway parking for up to two cars. The rear garden is a raised decked area accessed from the kitchen/dining room and sitting room and steps down leading to a walled lawned garden with under deck storage and basement area, shrub borders and a brick built pizza oven.







GROUND FLOOR  
999 sq.ft. (92.8 sq.m.) approx.



1ST FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



2ND FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 2495 sq.ft. (231.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828  
Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)