



GIBBINS RICHARDS

38 Crufts Meadow, Creech St. Michael, Taunton TA3 5QZ

£280,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroomed semi detached home enjoying a peaceful position overlooking the canal. The accommodation is well presented throughout and consists of; sitting room leading to the dining room, re-fitted Howdens kitchen, three first floor bedrooms and a bathroom. The property is heated by gas central heating, with underfloor heating in the kitchen and a cozy log burner in the sitting room. It also boasts new windows and doors throughout. Externally the property benefits from a front and private rear garden, wooden storage shed and parking for one car.

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

This semi detached home is presented in excellent order throughout and occupies a most pleasant position fronting onto the Bridgwater and Taunton Canal, which provides delightful canal side walks. Creech St Michael contains amenities to include post office, general store, medical centre, primary school, village community centre and a church. The M5 motorway at junction 25 is easily accessible together with Hankridge Farm retail park, whilst Taunton town centre is under five miles distant and provides a wealth of shopping and leisure facilities.

SEMI DETACHED HOME
THREE BEDROOMS
RE-FITTED HOWDENS KITCHEN
OVERLOOKING BRIDGWATER AND TAUNTON CANAL
CLOSE TO AMENITIES
SOUGHT AFTER VILLAGE LOCATION
EXCELLENT ORDER THROUGHOUT
PRIVATE REAR GARDEN
PARKING FOR ONE CAR





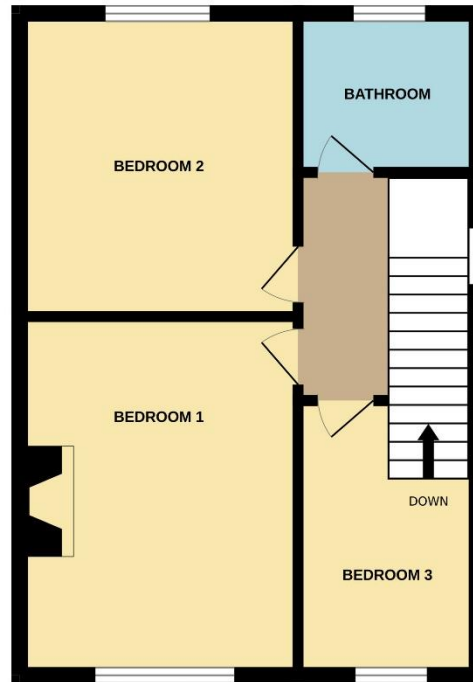
Sitting Room	13' 5" x 12' 4" (4.09m x 3.76m)
Dining Room	10' 7" x 9' 0" (3.22m x 2.74m) Doors opening to the rear garden.
Kitchen	10' 0" x 7' 3" (3.05m x 2.21m) Under floor heating and door to rear garden.
First Floor Landing	
Bedroom 1	13' 0" x 10' 0" (3.96m x 3.05m)
Bedroom 2	10' 9" x 9' 9" (3.27m x 2.97m)
Bedroom 3 maximum.	9' 8" x 6' 4" (2.94m x 1.93m)
Bathroom	6' 4" x 5' 7" (1.93m x 1.70m)
Outside	Small front garden. Private rear garden with wooden storage shed. Parking for one car.



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025

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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk