



GIBBINS RICHARDS  
Making home moves happen

Killams Crescent, Taunton TA1 3YB

£475,000

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This detached four-bedroom family home is located in a highly desirable residential area on the south side of Taunton. The well-maintained accommodation includes an entrance hall, kitchen, sitting/dining room, study, cloakroom, four bedrooms with an en-suite shower room, and a separate family bathroom. Outside, the property offers driveway parking, a double garage, and a private garden with a swimming pool.

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

The property is situated at the end of a cul-de-sac within the highly regarded Killams residential area, which consists of executive style properties located on the south eastern outskirts of Taunton. Bishops Fox's Secondary School, Richard Huish College, and Kings College are just a short walk or drive away, whilst the town centre is only two miles away.

DETACHED HOME  
FOUR BEDROOMS  
DOWNSTAIRS STUDY  
EN-SUITE SHOWER ROOM  
DRIVEWAY PARKING  
DOUBLE GARAGE  
PRIVATE GARDEN  
OUTSIDE SWIMMING POOL  
WELL PRESENTED ACCOMMODATION



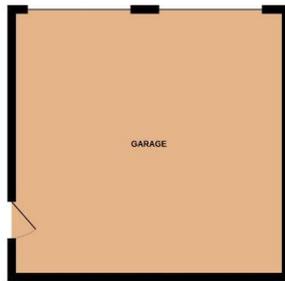


Entrance Hall	10' 5" x 7' 10" (3.18m x 2.39m)
Cloakroom	
Study	10' 5" x 7' 10" (3.18m x 2.40m)
Sitting Room	15' 9" x 12' 8" (4.80m x 3.87m)
Dining Room	10' 4" x 8' 4" (3.14m x 2.54m)
Kitchen	16' 0" x 8' 4" (4.88m x 2.54m)
First Floor Landing	15' 9" x 5' 11" (4.80m x 1.81m)
Bedroom 1	10' 8" x 9' 11" (3.26m x 3.02m) plus fitted wardrobes.
En-suite	8' 4" x 5' 2" (2.54m x 1.58m)
Bedroom 2	9' 11" x 9' 9" (3.02m x 2.96m) plus fitted wardrobes.
Bedroom 3	13' 9" x 8' 4" (4.20m x 2.54m)
Bedroom 4	8' 9" x 7' 3" (2.67m x 2.21m)
Bathroom	7' 3" x 7' 0" (2.21m x 2.13m)
Outside	To the front of the property is driveway parking and a double garage 18' 10" x 18' 3" (5.74m x 5.56m) with light and power. Enclosed rear garden with swimming pool.





GARAGE  
343 sq.ft. (31.9 sq.m.) approx.



GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1508 sq.ft. (140.1 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.



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.