



GIBBINS RICHARDS

Making home moves happen

68 Somerset Avenue, Taunton TA1 5HU

£325,000

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A brilliantly located three bedroomed semi detached home dated from the 1950's coming to the market for the first time since 1963. This former police house, is offered for sale with no onward chain and whilst it could use some internal refurbishment, presents itself as a brilliant opportunity to put your own stamp on a property in a fabulous location.

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

Number 68 Somerset Avenue is located on the western end of the Avenue, thus benefitting from westerly facing rear gardens. The interior offers an entrance porch, entrance hall, sitting room with dining area and a kitchen. To the first floor are three bedrooms and a bathroom. In addition, to the rear and side, there is a rear hallway with utility room and cloakroom. The rear garden has a lawned area, mature hedging and two greenhouses. The property could benefit from some internal upgrading but does have the advantage of gas central heating and double glazing, as well as off street parking to the front and a pleasant view out towards the open green space, which forms the centre of Somerset Avenue. The property is well located for the shops and amenities around Comeytrove and Galmington and is within the catchment area for Castle secondary school.

NO ONWARD CHAIN
1950'S THREE BEDROOMED SEMI
FIRST TIME ON THE MARKET SINCE 1963
SOME UPDATING REQUIRED
WESTERLY FACING GARDENS
OFF STREET PARKING
UTILITY AND CLOAKROOM
GAS CENTRAL HEATING
DOUBLE GLAZING





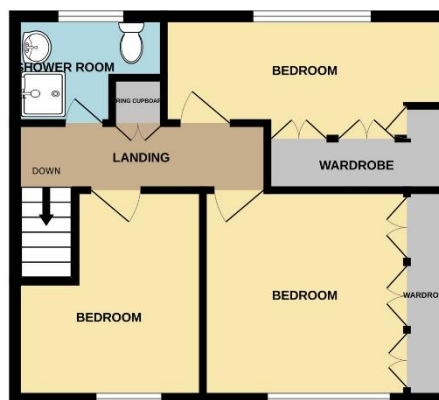
Entrance Porch	
Entrance Hall	
Sitting Room	14' 5" x 10' 5" (4.39m x 3.17m) Open to;
Dining Area	10' 5" x 8' 4" (3.17m x 2.54m) Double glazed doors leading to the rear garden.
Kitchen	11' 3" x 8' 5" (3.43m x 2.56m)
Rear Hallway	Accesses the front driveway.
Utility Room	10' 1" x 5' 3" (3.07m x 1.60m)
Cloakroom	
First Floor Landing	Airing cupboard.
Bedroom 1	14' 3" x 6' 9" (4.34m x 2.06m) Built-in wardrobes.
Bedroom 2	10' 7" x 10' 2" (3.22m x 3.10m) Built-in wardrobes.
Bedroom 3	10' 6" x 9' 6" (3.20m x 2.89m)
Shower Room	7' 5" x 5' 4" (2.26m x 1.62m)
Outside	Off street parking for two cars. Pleasant view onto the central green of Somerset Avenue. Rear garden with lawn, mature hedging, two greenhouses, patio and a shed.



GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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.

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