



GIBBINS RICHARDS
Making home moves happen

16 Nash Green, Staplegrove, Taunton TA2 6BZ
£425,000

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A wonderfully positioned four bedroomed detached home situated towards the end of a cul-de-sac in a popular development to the north west of Taunton town centre. The property is offered with no onward chain and is well presented throughout.

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

Number 16 Nash Green offers spacious four bedroomed accommodation in the form of an entrance hall, cloakroom, sitting room and conservatory. There is also an extended kitchen, utility room and an integral garage. On the first floor there are four bedrooms, the master having an en-suite shower room, and a separate family shower room. The property is further augmented by driveway parking and a pleasant enclosed rear garden with fencing and mature tree borders. Nash Green is well located for the amenities and shops around Staplegrove and Norton Fitzwarren and is ideal for transport links through to Silk Mills and the A358.

FOUR BEDROOMED DETACHED HOME
NO ONWARD CHAIN
WELL PRESENTED THROUGHOUT
GAS CENTRAL HEATING AND DOUBLE GLAZING
TWO RECEPTION ROOMS
ADDITIONAL CONSERVATORY
UTILITY ROOM
INTEGRAL GARAGE
CUL-DE-SAC POSITION



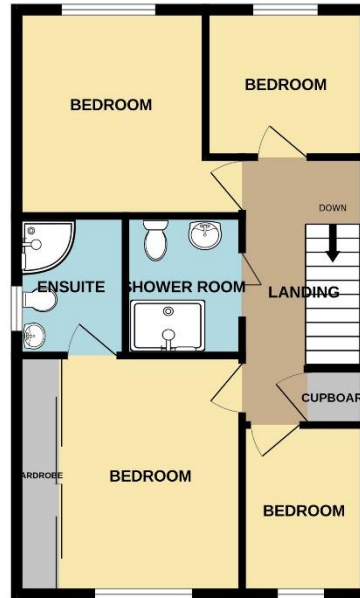


Entrance Hall	
Cloakroom	
Sitting Room	20' 6" plus bay window x 10' 11" (6.24m x 3.32m)
Dining Room	11' 10" x 9' 1" (3.60m x 2.77m)
Conservatory	11' 11" x 8' 9" (3.63m x 2.66m)
Kitchen	15' 6" x 11' 10" (4.72m x 3.60m)
Utility Room	7' 6" x 5' 2" (2.28m x 1.57m)
First Floor Landing	
Bedroom 1	12' 3" x 9' 5" (3.73m x 2.87m) Built-in wardrobes.
En-suite	7' 2" x 5' 7" (2.18m x 1.70m)
Bedroom 2	11' 7" x 10' 7" (3.53m x 3.22m)
Bedroom 3	8' 3" x 7' 7" (2.51m x 2.31m)
Bedroom 4	8' 8" x 6' 4" (2.64m x 1.93m)
Shower Room	7' 2" x 6' 0" (2.18m x 1.83m)
Outside	Off street parking to the front of the property for 2-3 cars and access to the integral garage 18' 1" x 7' 6" (5.51m x 2.28m) with light and power. Side access to a mature and enclosed rear garden with patio, shrubs and lawned areas.



GROUND FLOOR
868 sq.ft. (80.6 sq.m.) approx.

1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.5 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.
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