



92 Queensway, Taunton TA1 5QT  
£375,000

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A four bedroomed detached home, ideally situated in the highly desirable residential area of Comeytrowe. The accommodation comprises an entrance hall, cloakroom, kitchen, sitting room, dining room, and a bright conservatory extension. On the first floor there are four generously sized bedrooms and a family bathroom. Outside, the property boasts a larger than average private rear garden, driveway parking, and a single garage.

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

Located in Comeytrowe, on the south side of Taunton, this property enjoys a convenient location within walking distance of Musgrove Park Hospital. It's also located within the catchment area for highly regarded primary and secondary schools. The town centre lies just around one and a half miles away. The home features gas central heating powered by a combination boiler and benefits from double-glazed windows throughout.

DETACHED HOME  
FOUR BEDROOMS  
TWO RECEPTION ROOMS  
CLOAKROOM  
LARGER THAN AVERAGE PRIVATE REAR GARDEN  
CASTLE SCHOOL CATCHMENT  
CLOSE TO MUSGROVE PARK HOSPITAL  
SINGLE GARAGE AND DRIVEWAY PARKING  
CONSERVATORY EXTENSION  
CONVENIENT ACCESS TO A RANGE OF AMENITIES





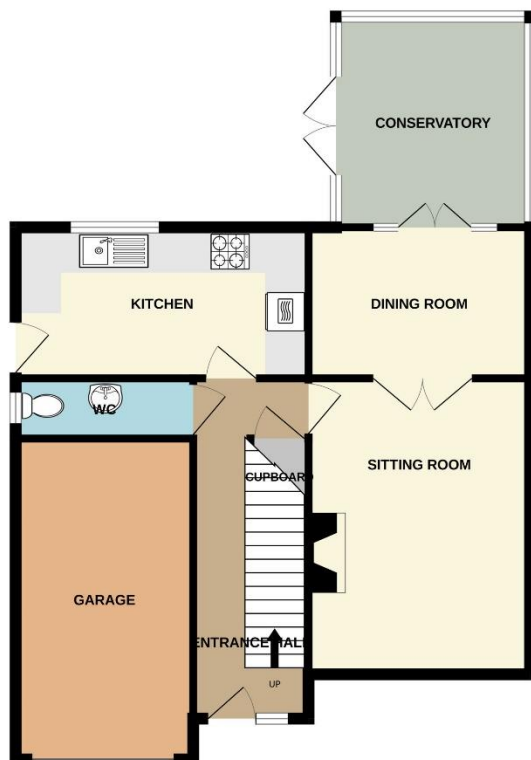


Entrance Hall	Stairs to first floor.
Kitchen	12' 6" x 7' 7" (3.81m x 2.31m) Door opening to the rear garden.
Cloakroom	8' 5" x 3' 0" (2.56m x 0.91m)
Sitting Room	14' 7" x 11' 0" (4.44m x 3.35m) Doors to;
Dining Room	11' 0" x 7' 8" (3.35m x 2.34m) Doors to;
Conservatory	10' 5" x 9' 6" (3.17m x 2.89m)
First Floor Landing	
Bedroom 1	13' 0" x 10' 6" (3.96m x 3.20m)
Bedroom 2	12' 7" x 7' 4" (3.83m x 2.23m)
Bedroom 3	11' 2" x 10' 0" (3.40m x 3.05m) Built-in wardrobes.
Bedroom 4	11' 11" x 7' 1" (3.63m x 2.16m)
Bathroom	7' 5" x 5' 6" (2.26m x 1.68m)
Outside	To the front of the property is a single garage and driveway parking. The garage houses the gas fired combination boiler. Private enclosed rear garden with storage shed, mature shrubs and lawn.





GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (120.0 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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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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