



GIBBINS RICHARDS 

38 Musgrove Road, Taunton TA1 5LD

£225,000

GIBBINS RICHARDS 
Making home moves happen

A beautifully modernised two bedroomed semi-detached home, situated in the sought-after residential area of Galmington. The property features an entrance hall with stairs to the first floor, sitting room and a modern kitchen/dining room. To the first floor are two generously sized double bedrooms and a family bathroom. Outside, the home enjoys a generous frontage and a large, south-facing rear garden.

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

This well-proportioned two bedroomed ex-local authority home offers generous accommodation set on a sizeable plot. The property sits back from the road and offers a great degree of frontage with potential to create off-road parking (subject to any necessary consents) and a large, well-maintained south-facing rear garden. The home is warmed by gas central heating via a combination boiler and benefits from double glazing throughout. Musgrove Road is located within easy reach of Musgrove Park hospital, Castle secondary school and Bridgwater & Taunton College. The Town Centre is just under one mile distant and provides a wealth of shopping and leisure facilities.

SEMI-DETACHED HOME
TWO DOUBLE BEDROOMS
WELL PRESENTED THROUGHOUT
LARGE SOUTH FACING REAR GARDEN
WALKING DISTANCE TO MUSGROVE PARK HOSPITAL
GAS CENTRAL HEATING
CASTLE SCHOOL CATCHMENT
CLOSE TO A RANGE OF AMENITIES
RESIDENTS PERMIT PARKING

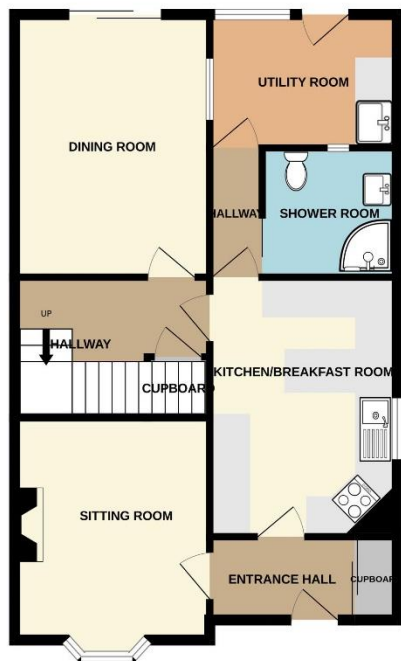




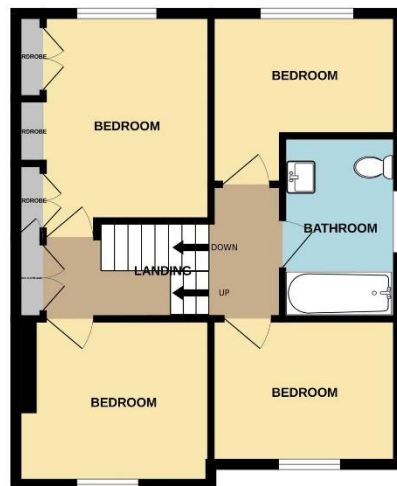
Entrance Hall	Stairs leading to the first floor.
Sitting Room	11' 9" x 10' 4" (3.58m x 3.15m)
Kitchen/Diner	18' 2" x 7' 6" (5.53m x 2.28m) Door to the rear garden.
First Floor Landing	Cupboard containing the gas fired combination boiler.
Bedroom 1	14' 9" x 10' 3" (4.49m x 3.12m) maximum. Storage cupboard.
Bedroom 2	11' 0" x 9' 2" (3.35m x 2.79m)
Bathroom	8' 7" x 5' 6" (2.61m x 1.68m)
Outside	Front garden. Residents permit parking. Large south facing rear garden.



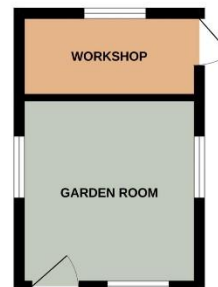
GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
508 sq.ft. (46.9 sq.m.) approx.



GARDEN
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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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