



32 Enmore Road, Taunton TA2 7LR
£320,000

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A spacious four-bedroom semi-detached home, tucked away at the end of a quiet cul-de-sac in North Taunton. This property has been thoughtfully extended to offer flexible living space, comprising an entrance hall, sitting room, a generous kitchen/breakfast room, separate dining room, shower room, and a utility area. Upstairs, you'll find four well-proportioned bedrooms and a family bathroom. Outside, the home benefits from driveway parking and a large west-facing garden, complete with storage sheds and a workshop. Offered to the market with no onward chain.

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

This generously sized semi-detached home boasts a larger-than-average rear garden, complete with storage sheds and a workshop. Located on Enmore Road in the Wellsprings area of Taunton, the property enjoys convenient access to local amenities. Taunton's mainline railway station is within easy reach, and the town centre lies just over a mile away. The accommodation is currently heated by electric radiators, although gas is connected to the property.

SEMI-DETACHED HOME
EXTENDED ACCOMMODATION
FOUR BEDROOMS
TWO RECEPTION ROOMS
GENEROUS KITCHEN/BREAKFAST ROOM
UTILITY & DOWNSTAIRS SHOWERROOM
UPSTAIRS FAMILY BATHROOM
LARGE WEST FACING GARDEN
DRIVEWAY PARKING
NO ONWARD CHAIN





Entrance Hall

Sitting Room 11' 9" x 10' 8" (3.58m x 3.25m)

Kitchen/Breakfast Room 13' 9" x 9' 8" (4.19m x 2.94m)

Shower Room 6' 6" x 6' 0" (1.98m x 1.83m)

Utility Room 10' 0" x 7' 1" (3.05m x 2.16m) Door to the rear garden.

Dining Room 14' 1" x 10' 7" (4.29m x 3.22m) Door to the rear garden.

First Floor Landing

Bedroom 1 10' 8" x 8' 8" (3.25m x 2.64m)

Bedroom 2 10' 7" x 10' 0" (3.22m x 3.05m)

Bedroom 3 10' 0" x 8' 2" (3.05m x 2.49m)

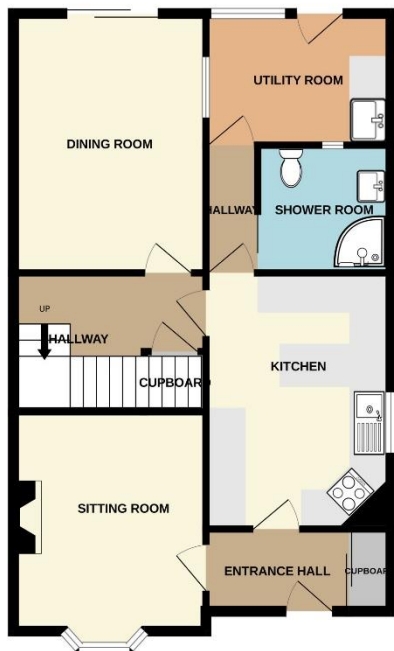
Bedroom 4 9' 9" x 6' 5" (2.97m x 1.95m)

Bathroom 9' 7" x 5' 9" (2.92m x 1.75m)

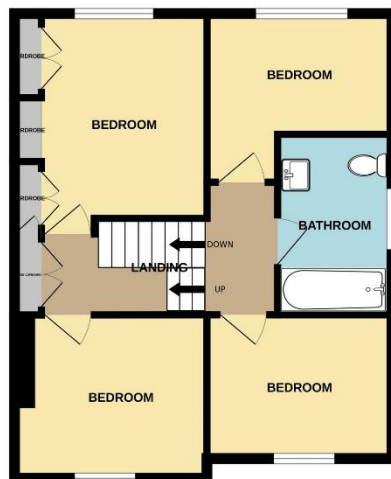
Outside Driveway parking to the front of the property. Large west facing rear garden with two storage sheds and a workshop 9' 6" x 5' 2" (2.89m x 1.57m).



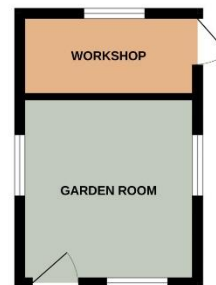
GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
505 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.



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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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