



GIBBINS RICHARDS 

21 Bowood Road, Taunton TA2 7QE

£364,950

GIBBINS RICHARDS 
Making home moves happen

An attractive and substantial three bedroomed detached 1930's home located at the end of a cul-de-sac and on a good sized plot. The property offers an extended interior, large private gardens siding onto public allotments and off street parking for two cars. An early viewing is highly recommended.

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

21 Bowood Road is accessed via a front entrance hall, which in turn leads to a sitting room to the front, an extended kitchen/diner to the rear, then access through to a conservatory. Also to the rear is a ground floor study (formerly the kitchen) and then a ground floor utility area and additional shower room.

To the first floor are three good sized bedrooms and a family bathroom. The property has been extended the rear, thus enhancing the accommodation a great deal and also there is further planning for an additional extension above to create a fourth bedroom.

The house sits on a good sized plot with very mature and private gardens to the rear, a good sized store shed and access to the side for further off street parking beyond two vehicle gates for a trailer, camper van or caravan etc. The gardens side onto the allotments creating a clear and open outlook and also a great deal of direct sunlight. 21 Bowood Road would make a brilliant family home, as it has served the current family very well in recent years.

THREE BEDROOMED 1930'S DETACHED HOME
CUL-DE-SAC POSITION
LARGE PLOT WITH PARKING
GOOD SIZED PRIVATE GARDEN
EXTENDED INTERIOR WITH GOOD SIZE KITCHEN/DINER
ADDITIONAL GROUND FLOOR SHOWER ROOM
EXCELLENT LINKS TO THE RAILWAY STATION AND LOCAL AMENITIES
EARLY VIEWING HIGHLY RECOMMENDED





Storm Porch

Entrance Hall

Sitting Room 10' 3" x 10' 2" (3.12m x 3.10m) Plus bay window.

Study 7' 8" x 6' 9" (2.34m x 2.06m)

Utility Room 7' 0" x 3' 1" (2.13m x 0.94m)

Shower Room 6' 9" x 5' 4" (2.06m x 1.62m)

Kitchen/Diner Open Plan - Dining Area 11' 2" x 10' 3" (3.40m x 3.12m) Kitchen Area 10' 4" x 9' 0" (3.15m x 2.74m)

Conservatory 12' 0" x 8' 3" (3.65m x 2.51m)

First Floor Landing

Bedroom 1 10' 3" x 10' 2" (3.12m x 3.10m) Plus bay window.

Bedroom 2 11' 4" x 10' 2" (3.45m x 3.10m)

Bedroom 3 8' 7" x 7' 1" (2.61m x 2.16m)

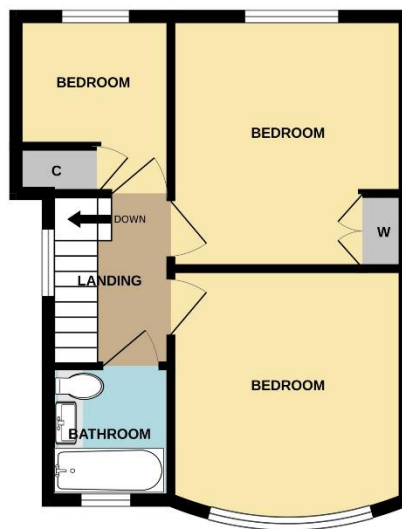
Bathroom 6' 1" x 5' 6" (1.85m x 1.68m)

Outside To the front of the property there is off street parking for two cars, as well as access to vehicle gates leading to the side hardstanding, where there is a gravelled area, ideal for parking a caravan, motor home, trailer etc. The rear garden is a delightful space, large than average due to its end of cul-se-sac position. There are two principle lawned areas, hard standing over which is a lovely pergola, ideal for seating or a hot tub, two store sheds and access to the front via both sides. The gardens side onto the allotments and therefore, benefits from a great deal of openness and privacy at the same time.



GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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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