



GIBBINS RICHARDS   
Making home moves happen

**15 Woodrush Close, Taunton TA1 3XB**  
**£357,700**

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A versatile three/four-bedroom detached bungalow positioned in a quiet cul-de-sac within the sought-after Dowsland area of Taunton. The accommodation includes an entrance hall, a sitting room leading to a potential fourth bedroom or additional reception room, kitchen, conservatory, family bathroom and three further bedrooms, with the main bedroom benefiting from an en-suite wc. Outside, the property offers driveway parking, a single garage, and generous corner plot gardens.

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

This detached bungalow offers flexible accommodation and benefits from a generous corner plot, presenting excellent potential for extension (subject to the necessary planning permissions). Located in Woodrush Close, a quiet cul-de-sac within the well-established Dowsland area on Taunton's south-eastern outskirts, the property is conveniently positioned just under two miles from the town centre. Nearby amenities include local shops, a veterinary practice on Shoreditch Road, Bishop Fox's Secondary School, several primary schools, and Richard Huish College.

DETACHED BUNGALOW  
THREE/FOUR BEDROOMS  
EN-SUITE WC  
CORNER PLOT GARDENS  
GARAGE AND DRIVEWAY PARKING  
GAS CENTRAL HEATING  
QUIET CUL-DE-SAC LOCATION  
CATCHMENT FOR BISHOP FOX'S SECONDARY SCHOOL  
WELL PRESENTED ACCOMMODATION





#### Entrance Hall

Sitting Room 15' 5" x 10' 9" (4.70m x 3.27m) Leading to;

Dining Room / Bedroom 15' 5" x 7' 5" (4.70m x 2.26m)

Conservatory 10' 8" x 10' 3" (3.25m x 3.12m) Doors to the rear garden.

Kitchen/Diner 15' 2" x 10' 7" (4.62m x 3.22m) maximum. Door to the rear garden. Combination gas fired boiler.

Bathroom 6' 8" x 5' 4" (2.03m x 1.62m) Storage cupboard.

Bedroom 1 13' 7" x 9' 0" (4.14m x 2.74m)

En-suite WC 4' 7" x 3' 7" (1.40m x 1.09m)

Bedroom 2 10' 6" x 8' 8" (3.20m x 2.64m)

Office / Bedroom 3 7' 6" x 7' 0" (2.28m x 2.13m)

Outside Corner plot gardens. Driveway parking and Single garage.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828

Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk