



GIBBINS RICHARDS
Making home moves happen

Mow Barton, The Fairways, Sherford, Taunton TA1 3PA

£375,000

GIBBINS RICHARDS 
Making home moves happen

A brilliantly positioned and beautifully presented three bedroomed detached house, located to the south side of Taunton town centre and offering low maintenance and convenient living, which will suit many types of buyer.

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

Mow Barton was originally a show home when the estate was first built and is near the turning to The Fairways development, a popular cul-de-sac sector of Sherford, which was erected in the mid 90's. This particular property has its own off street parking and garage, as well as a large entrance hall. There is then a sitting room, dining room and kitchen. To the first floor are three bedrooms and a bathroom. Most noteworthy, is a wonderfully enclosed and mature rear garden, which is a real sun trap and a haven for wildlife, whilst also benefitting from being fitted with 'Rainpod' pressurised water butt systems. It is a level walk or cycle into the town, through Vivary Park, without a single road to cross, as well as a frequent bus service. The property is in good order throughout and is offered to the market with no onward chain. There is also double glazing and gas central heating.

- POPULAR SOUTH SIDE LOCATION
- MODERN DEVELOPMENT
- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- BEAUTIFUL PRIVATE REAR GARDEN
- OFF STREET PARKING
- GARAGE
- CLOSE WALK TO TAUNTON TOWN CENTRE AND VIVARY PARK
- VIEWING HIGHLY RECOMMENDED



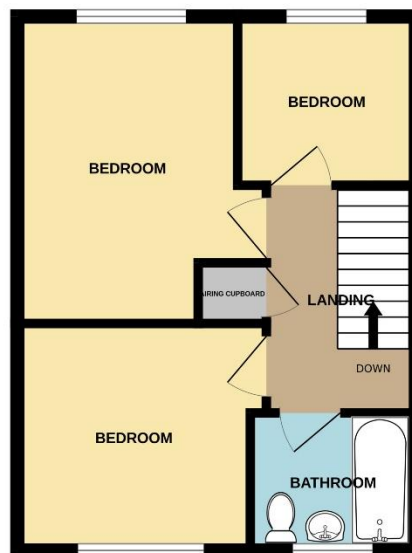
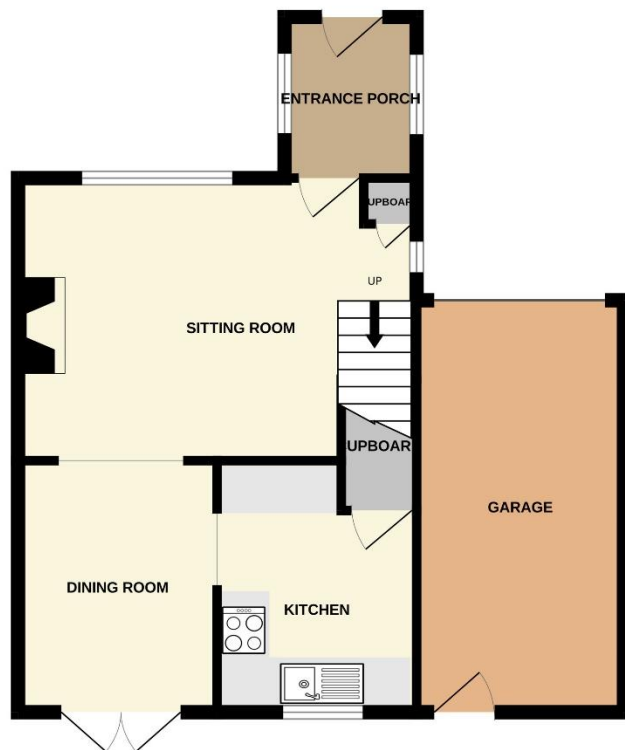


Entrance Porch	6' 8" x 5' 5" (2.03m x 1.66m)
Sitting Room	16' 6" x 11' 8" (5.02m x 3.56m)
Dining Room	10' 5" x 8' 3" (3.17m x 2.51m)
Kitchen	10' 5" x 8' 3" (3.17m x 2.51m)
First Floor Landing	Airing cupboard.
Bedroom 1	12' 8" x 10' 3" (3.87m x 3.13m)
Bedroom 2	10' 3" x 9' 5" (3.13m x 2.86m)
Bedroom 3	7' 5" x 7' 0" (2.25m x 2.13m)
Bathroom	6' 10" x 5' 8" (2.08m x 1.73m)
Outside	Driveway parking to the front of the property along with a paved and lawned seating area, behind the railings, that benefits from the late afternoon sun. Garage 17' 0" x 8' 7" (5.19m x 2.61m). A wonderful and enclosed rear garden, largely planted with evergreens.



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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.
Made with Metropix ©2025



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 £40 + VAT (£48) **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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk