



10 Gordons Close

Taunton, TA1 3DA  
OIEO £550,000 Freehold

  
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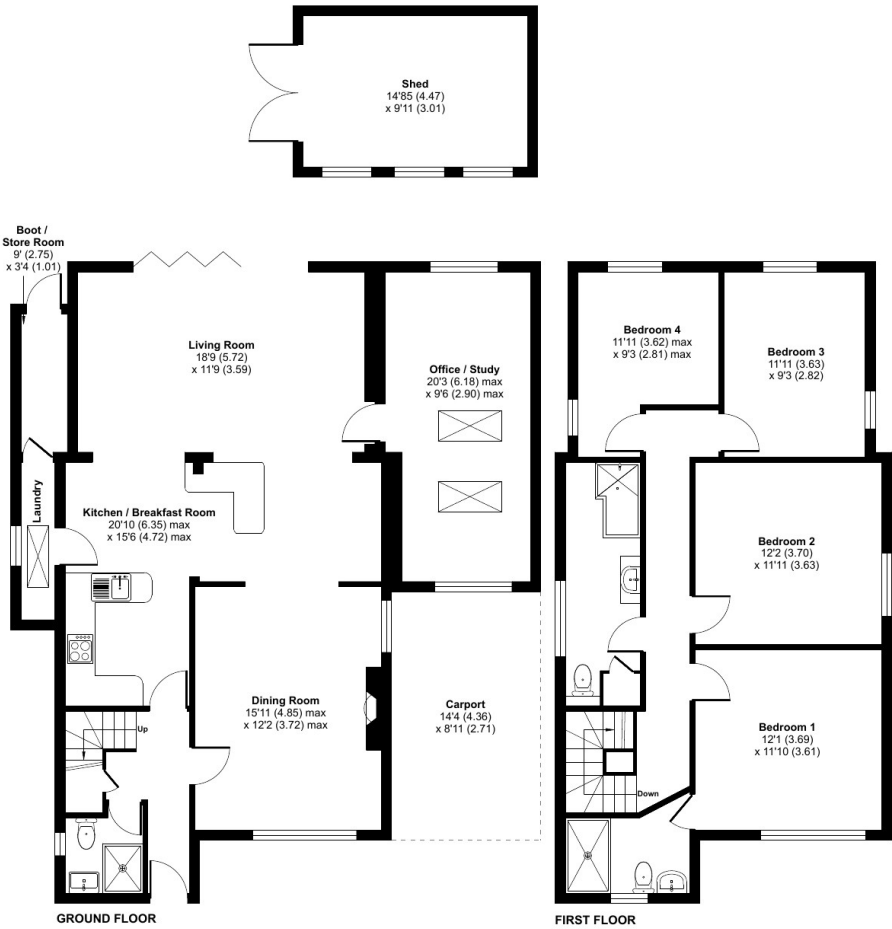
Wilkie May  
& Tuckwood

Floor Plan

Gordons Close, Taunton, TA1

Approximate Area = 1804 sq ft / 167.5 sq m (excludes carport)  
Outbuilding = 145 sq ft / 13.4 sq m  
Total = 1949 sq ft / 180.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1340452



# Description

Situated on the sought after South side of Taunton and in close proximity to Thurlbear primary school, Bishop Foxes secondary school as well as Richard Huish and Kings College, is this spacious and extended four bedroom detached family home.

The property, which benefits from double glazing and mains gas fired central heating, has been further enhanced over recent years by the two storey rear extension in order to create an additional living space on the ground floor with bi-fold doors to the garden and a useful office/study. The rear of the ground floor has an open plan feel with the kitchen/breakfast room merging into the extended living space. Two further bedrooms have also been created on the first floor.

A particular feature of this superb family home is its large, fully enclosed lawned garden.

- Detached
- Four Bedrooms
- Large Garden
- Sought After Residential Location
- Spacious And Extended
- Double Glazing
- Gas Fired Central Heating
- Off-Road Parking
- No Onward Chain



Internally, a front door leads into entrance hall with ground floor shower room off and stairs rising to first floor. A doorway leads through to a modern fitted kitchen comprising of a range of matching refitted wall and base units, granite work surfaces and upstands, integrated stainless steel oven, electric hob and extractor fan over. The kitchen merges into a breakfast area with an opening through to a large extended living room, which is a light and airy space with bi-fold doors out to the garden. There is also access through to a dining room (the original living room before the property was extended) as well as a useful office/family room with dual aspect windows. A useful utility and boot store room complete the ground floor.

To the first floor are four bedrooms (bedroom one with en-suite shower room comprising of wc, wash hand basin set in vanity unit, walk-in double shower with glass screen and shower over). A separate family bathroom comprising of wc, wash hand basin set in vanity unit, bath with tiled surround and shower over. Externally, a particular feature of this wonderful family home is its large, fully enclosed garden. A large area of shaped patio adjoins the rear of the property with steps down to a generous area of level lawn and a useful timber shed. There is a gated side access and the front is approached via a brick pavior driveway leading to a car port with off-road parking for two vehicles.



### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

**Property Location:** [w3w.co/chef.noon.socket](https://www.w3w.co/chef.noon.socket)

**Council Tax Band:** E

**Broadband Availability:** Ultrafast with up to 1800 Mbps download speed and 1000 Mbps upload speed.

**Flood Risk:** Rivers & Sea—very low. Surface water—very low.

**Mobile Phone Coverage:** <https://www.ofcom.org.uk/mobile-coverage-checker>

**Agents Note:** We understand there is full planning permission granted for a one bedroom annexe in the rear garden under planning application number 38/24/0214

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared August 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. 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 £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

**Tel: 01823 332121**

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